

HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Greater Toronto Area

Date Released: November 2016



Housing market intelligence you can count on

Canada



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

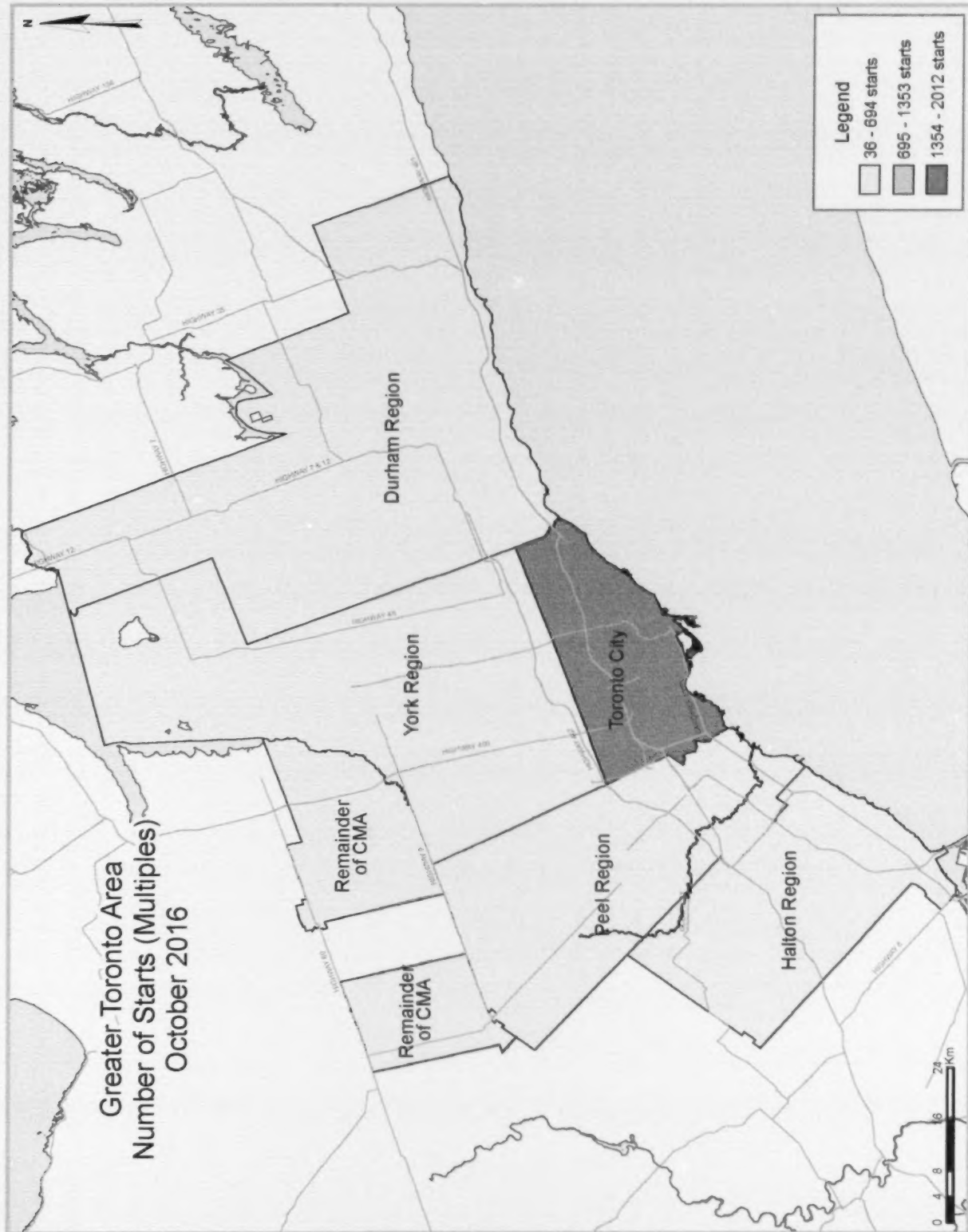
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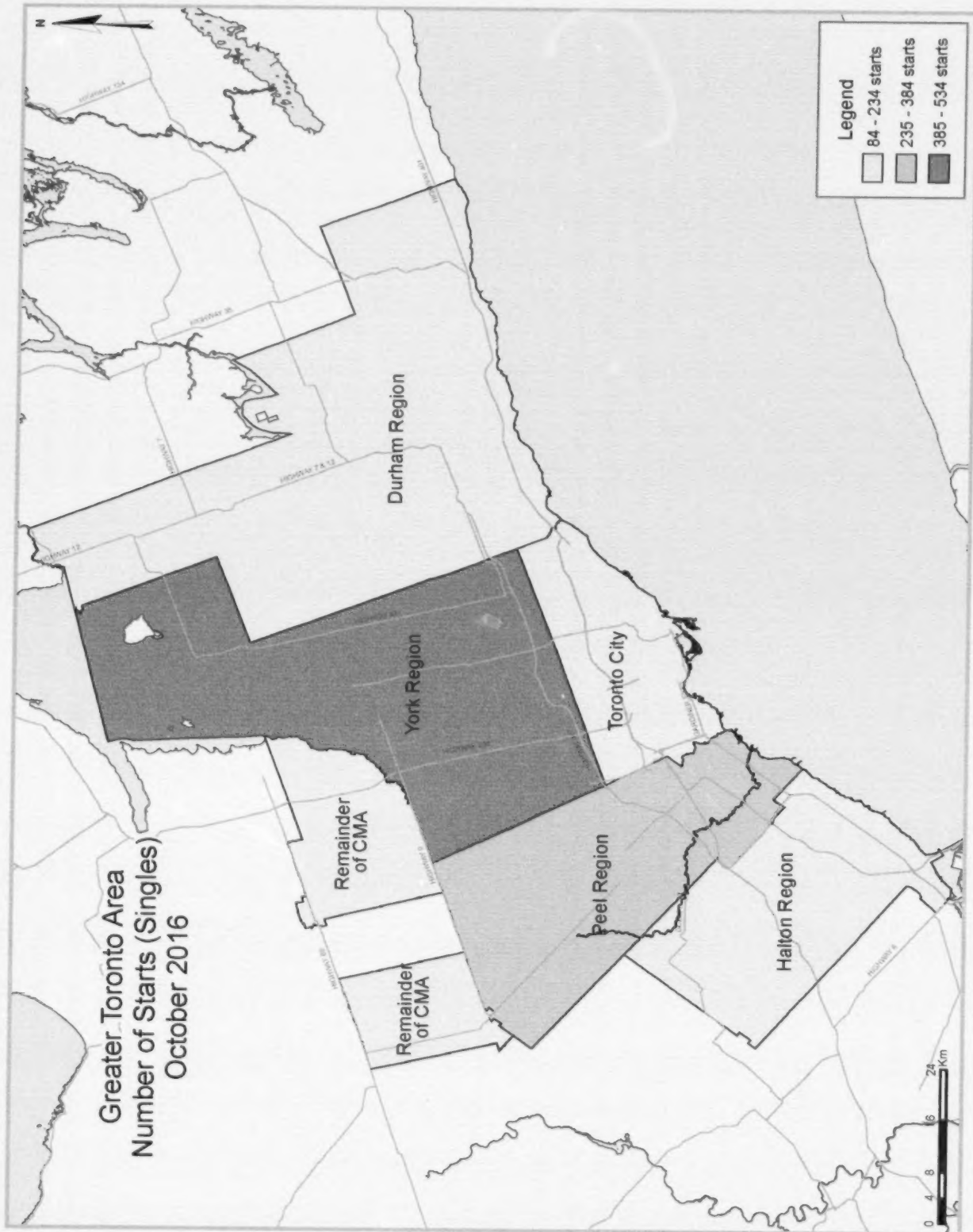
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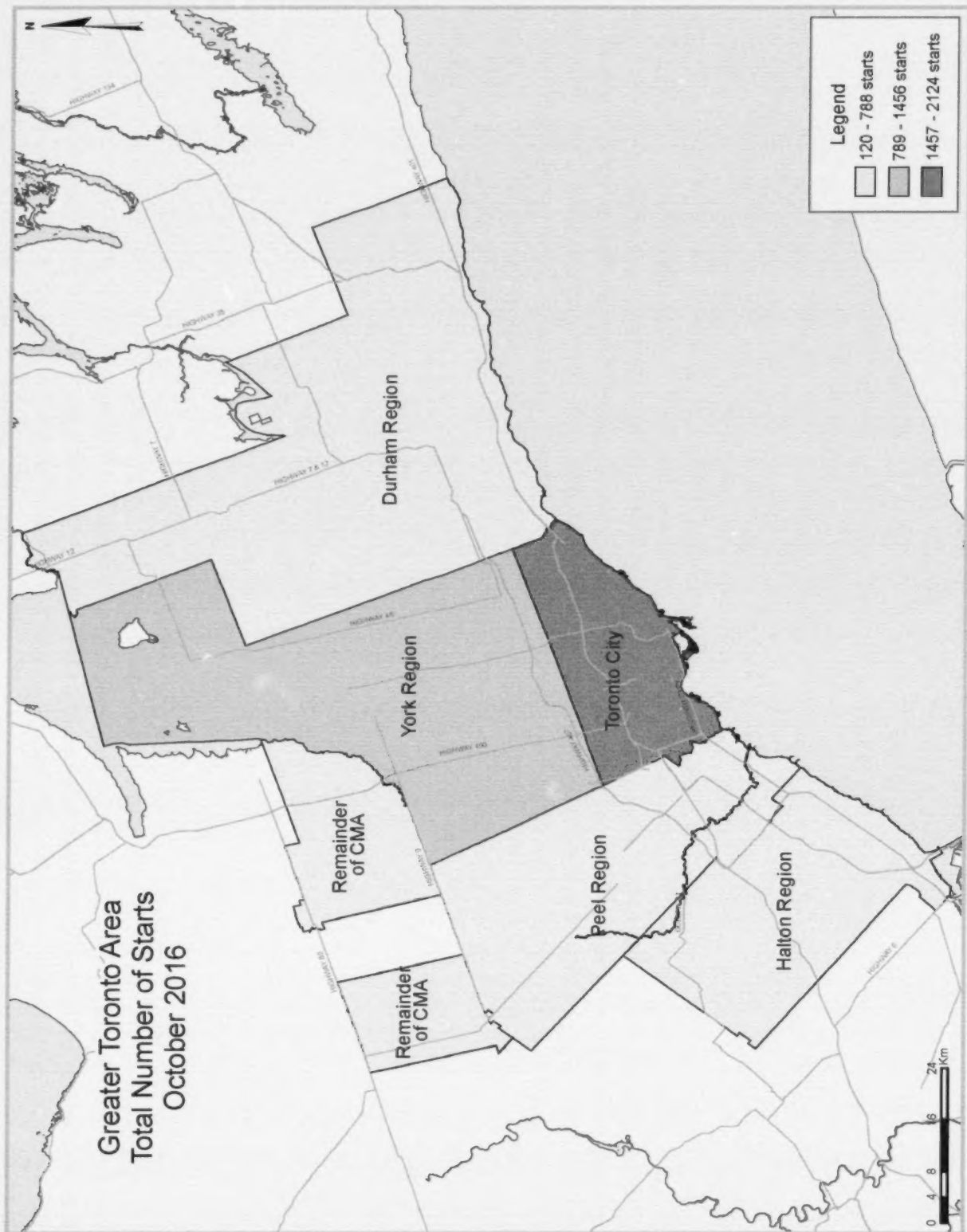
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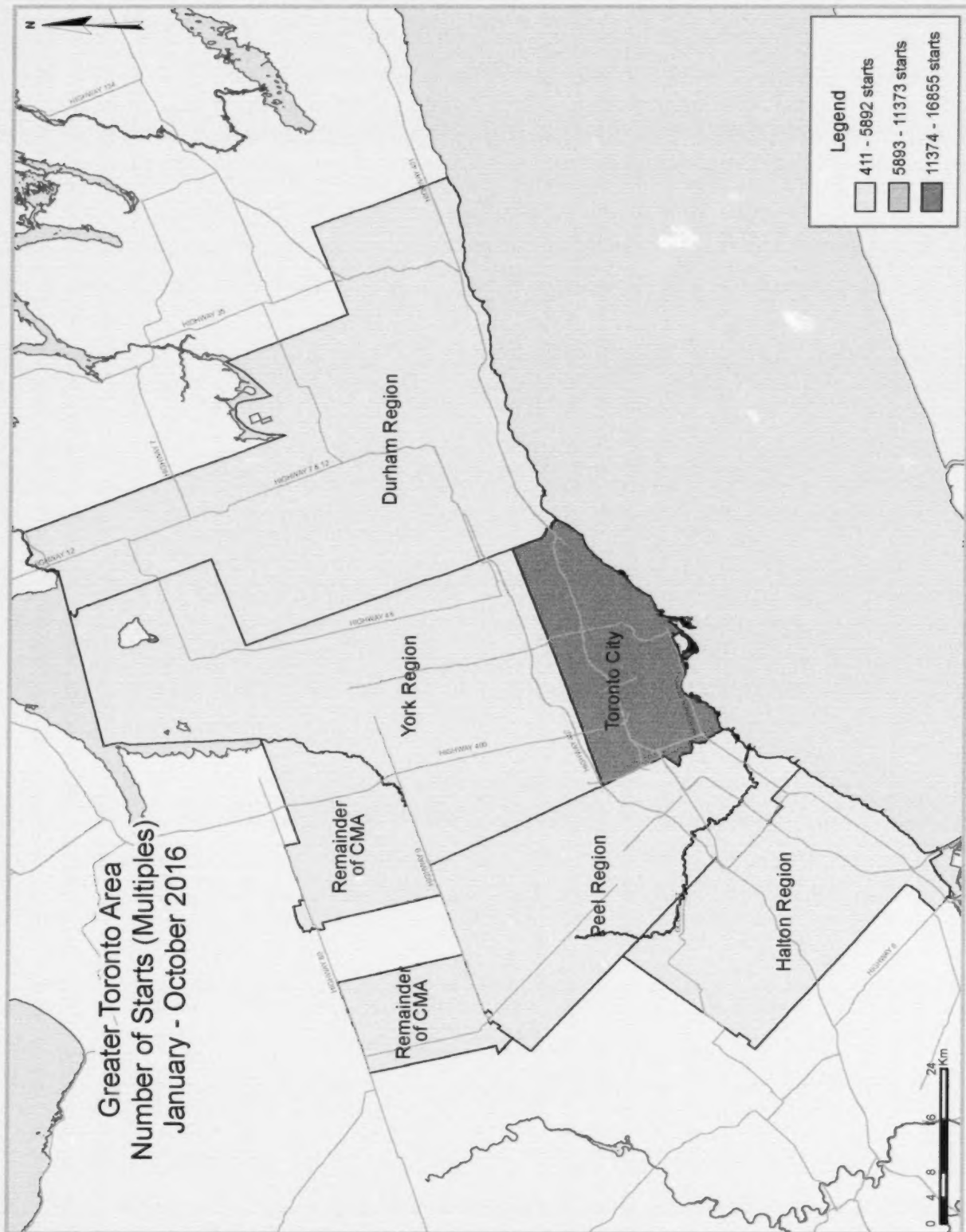
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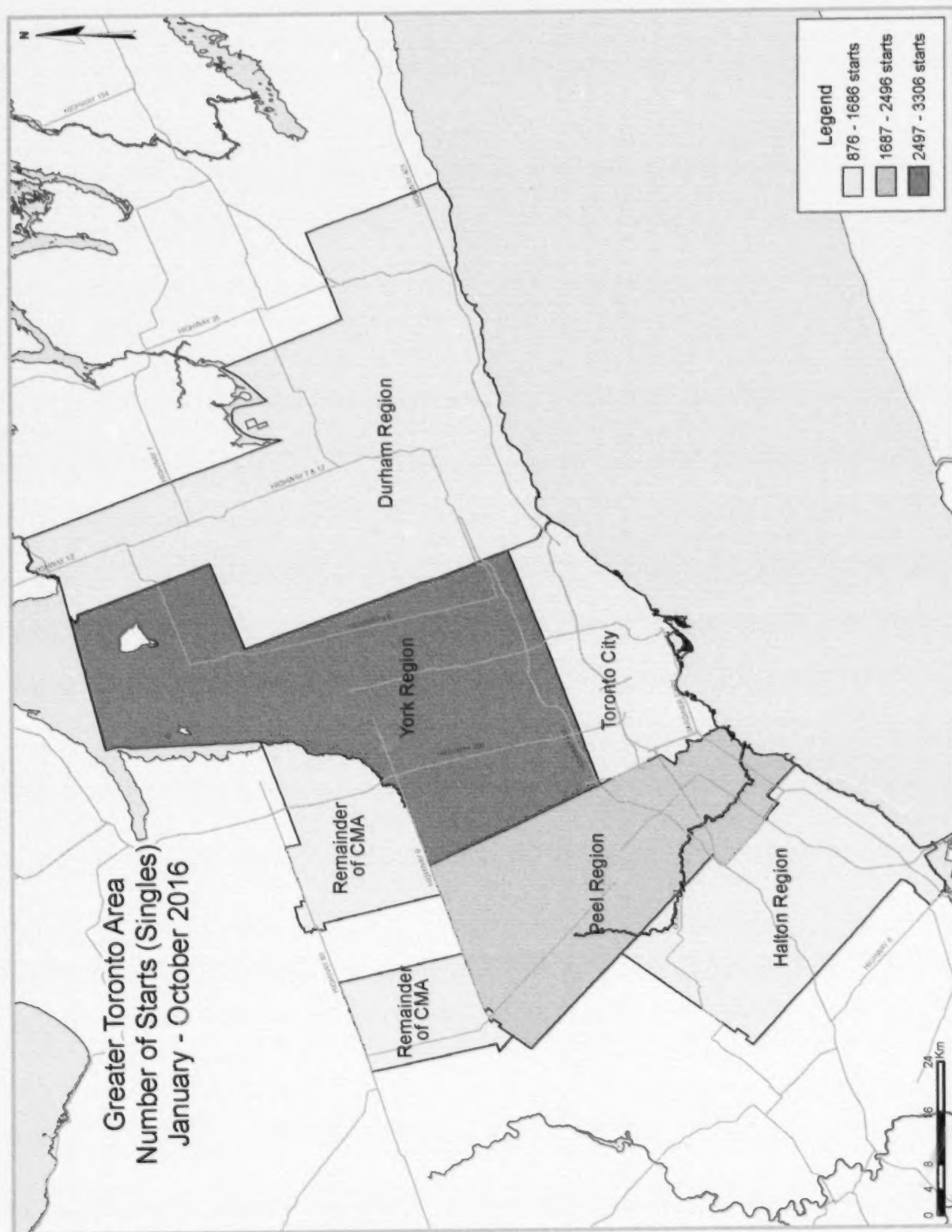
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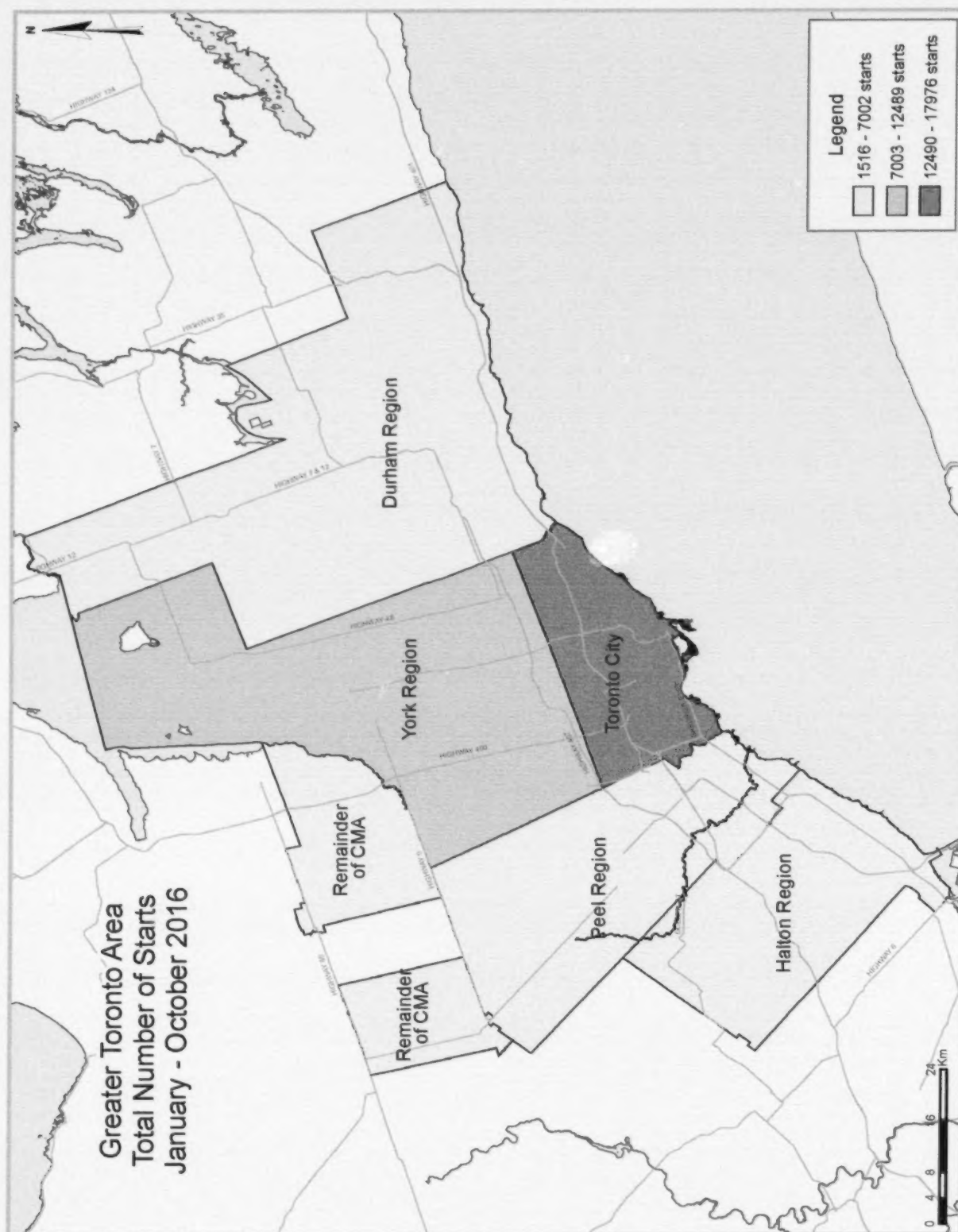


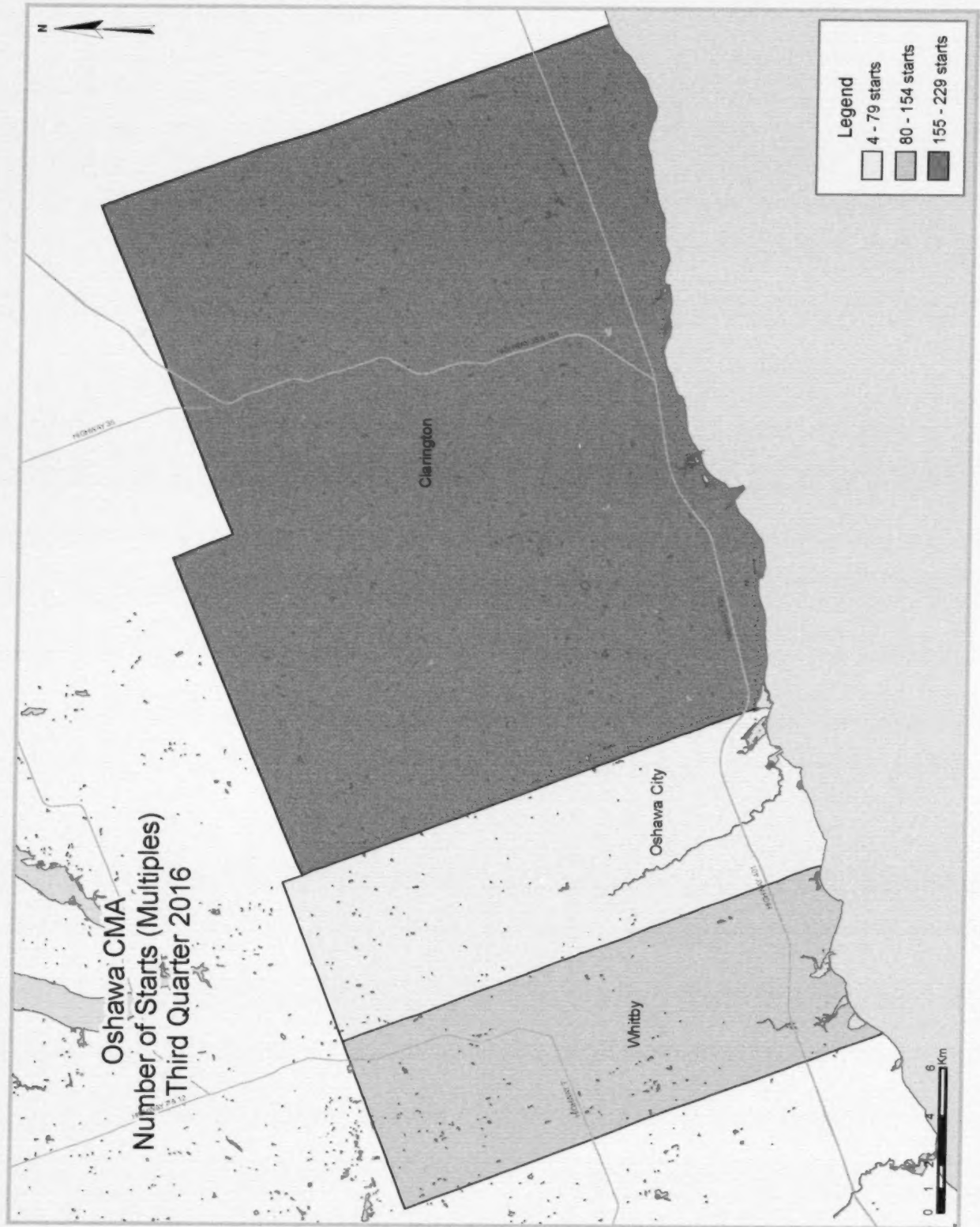


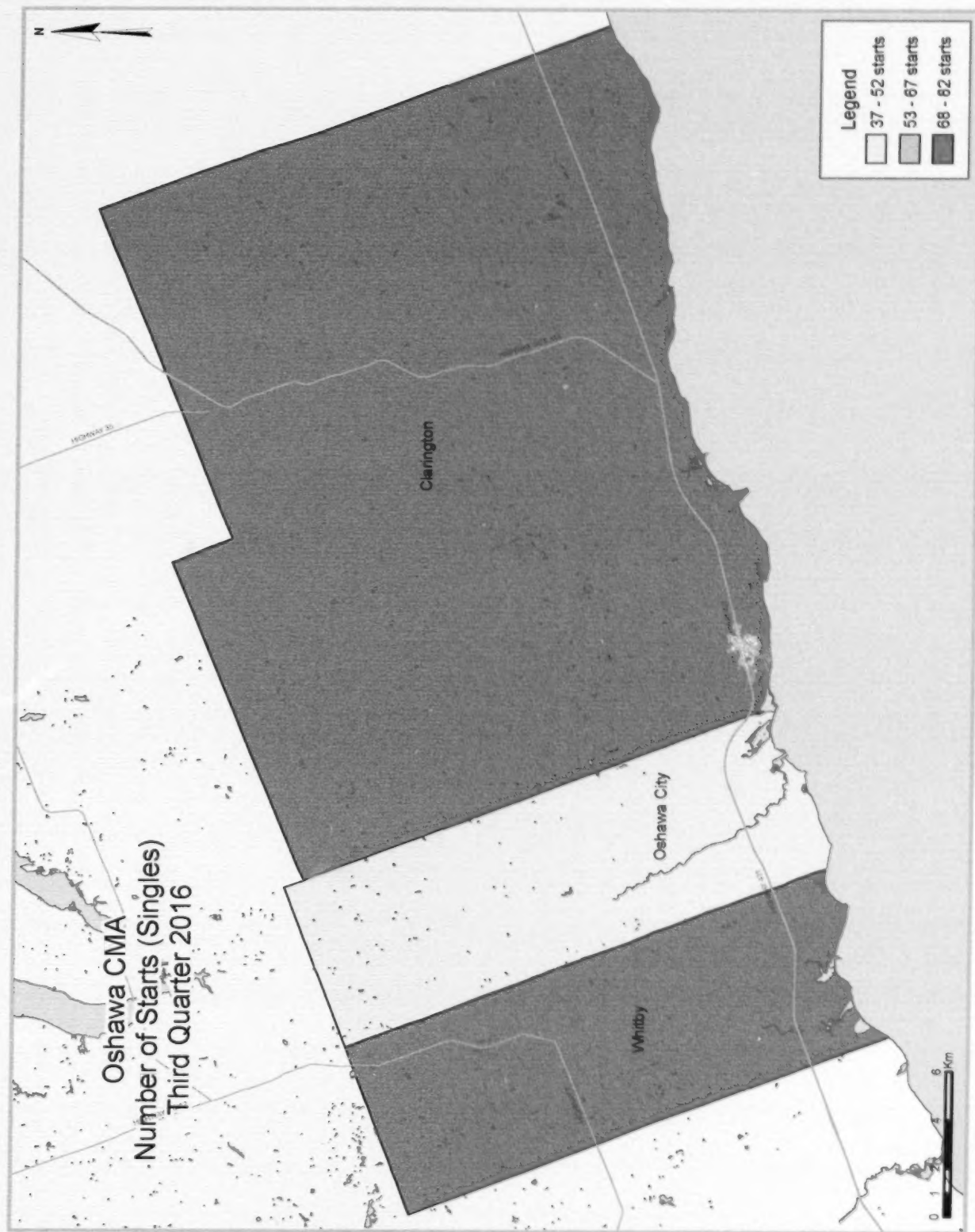


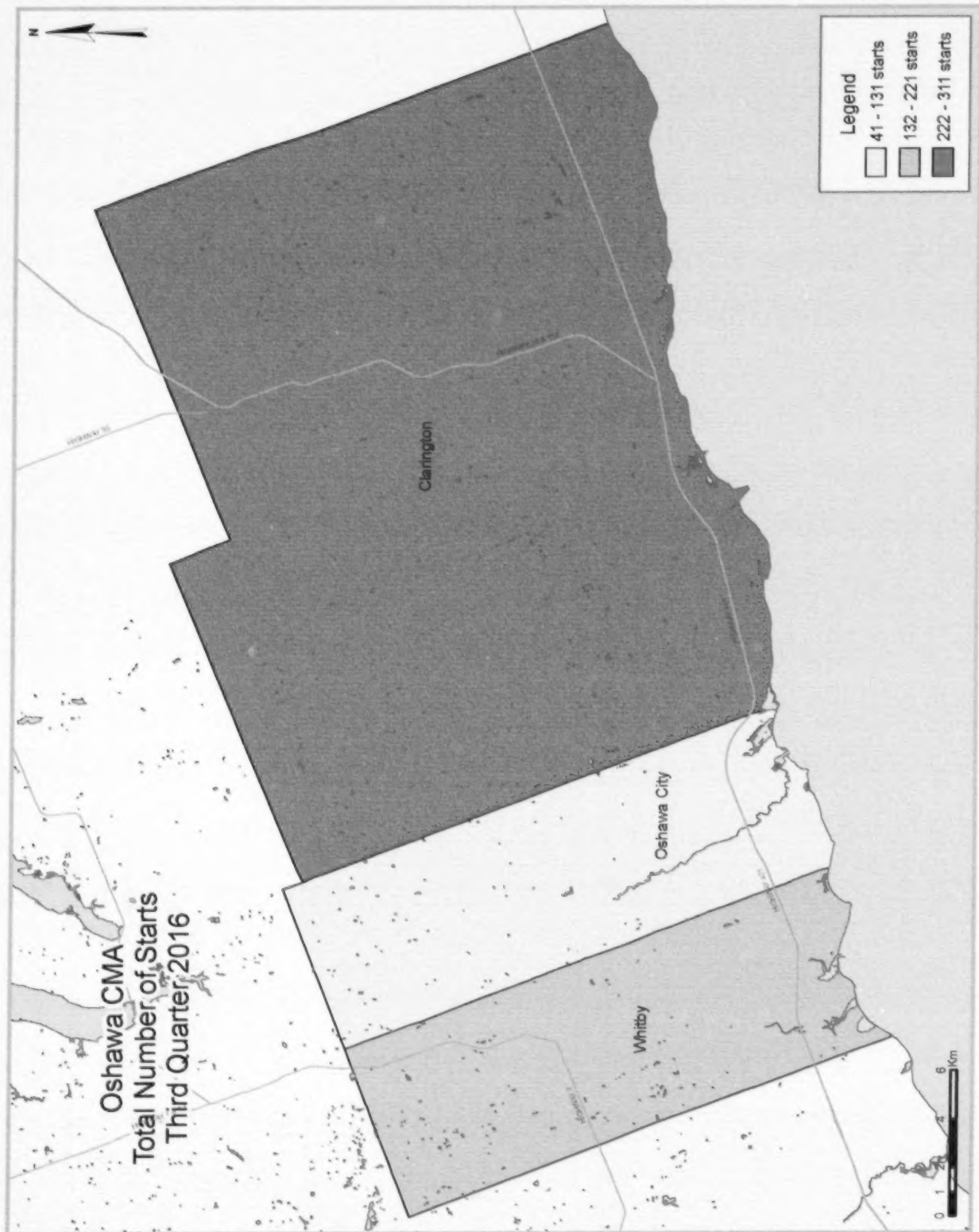


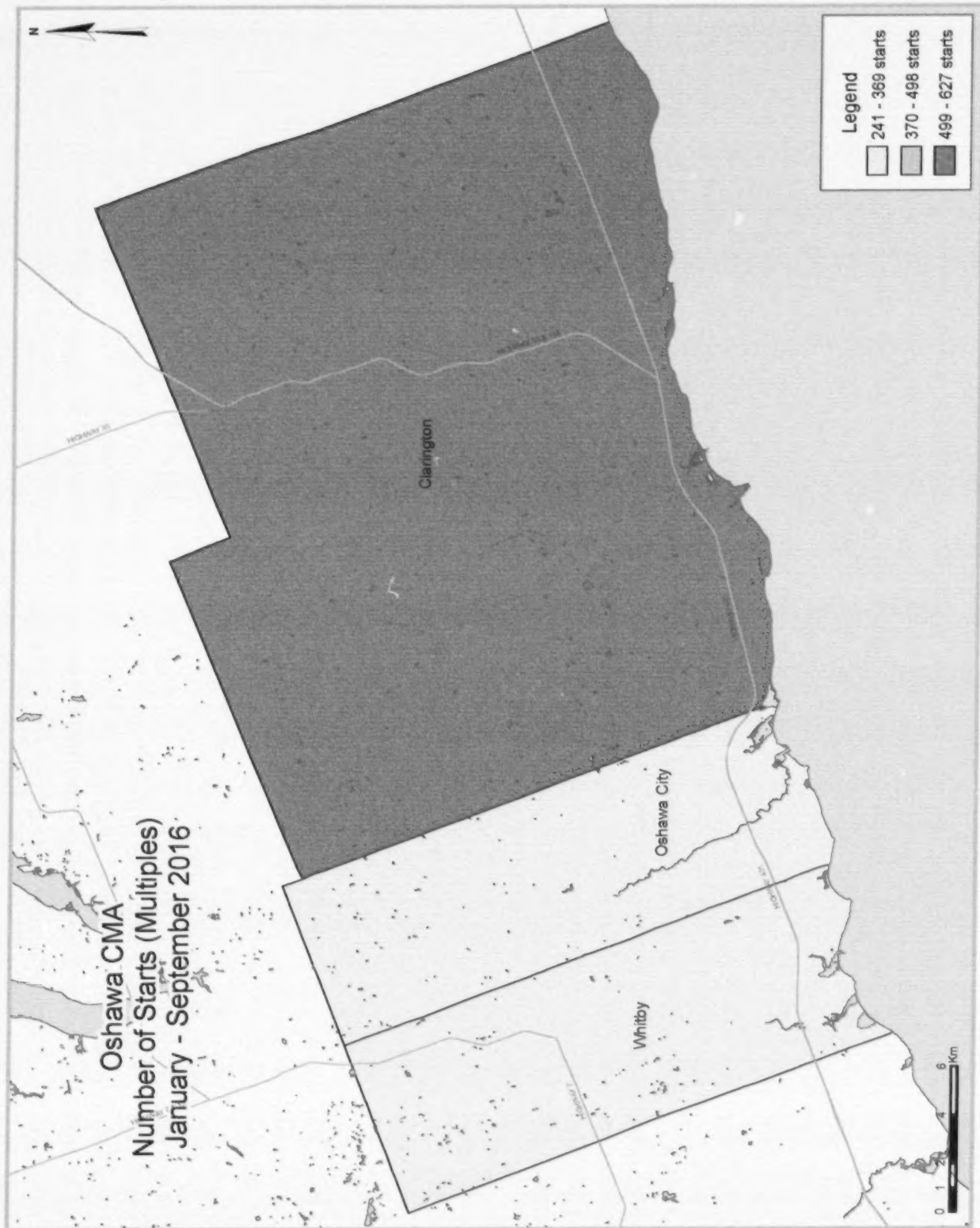


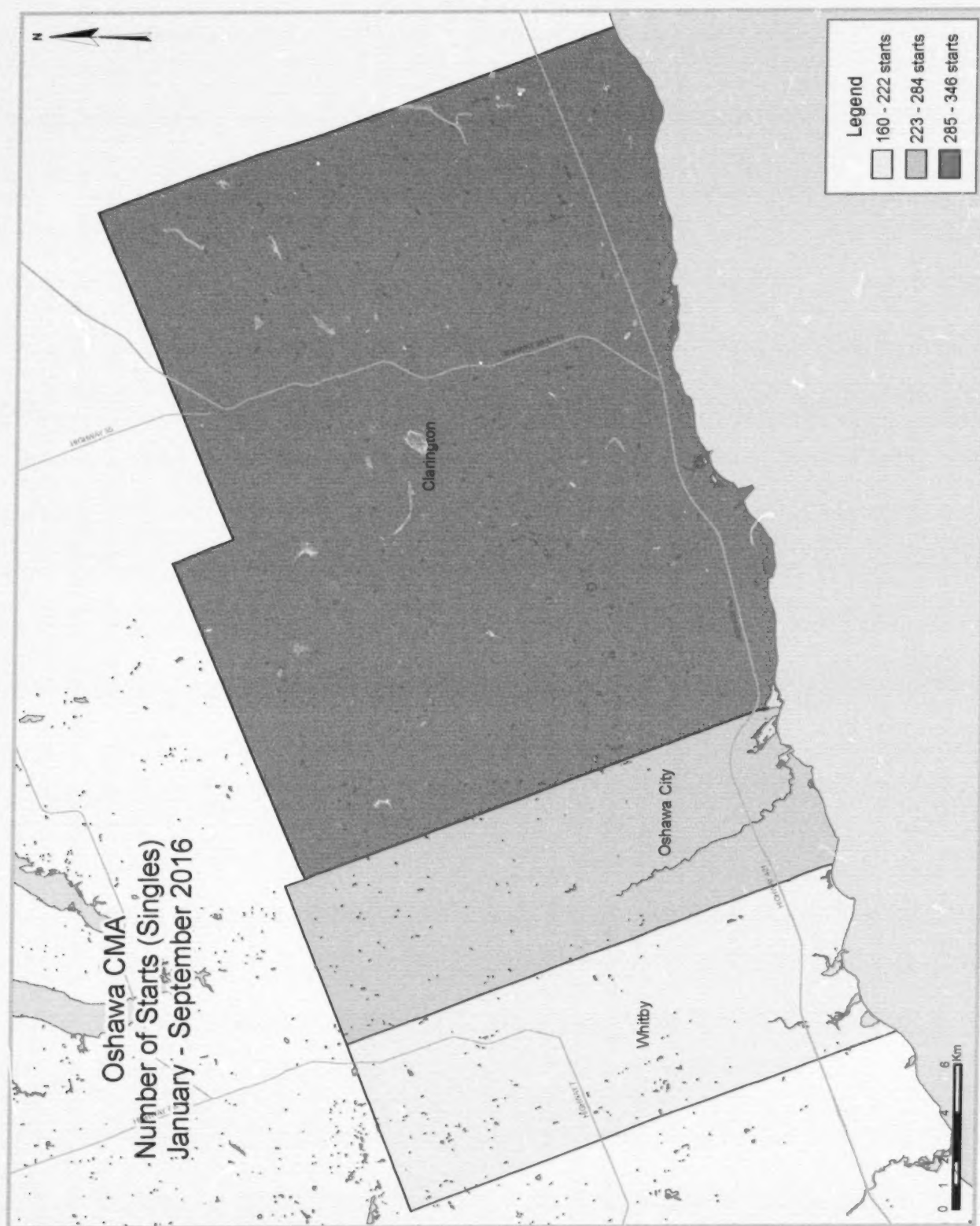


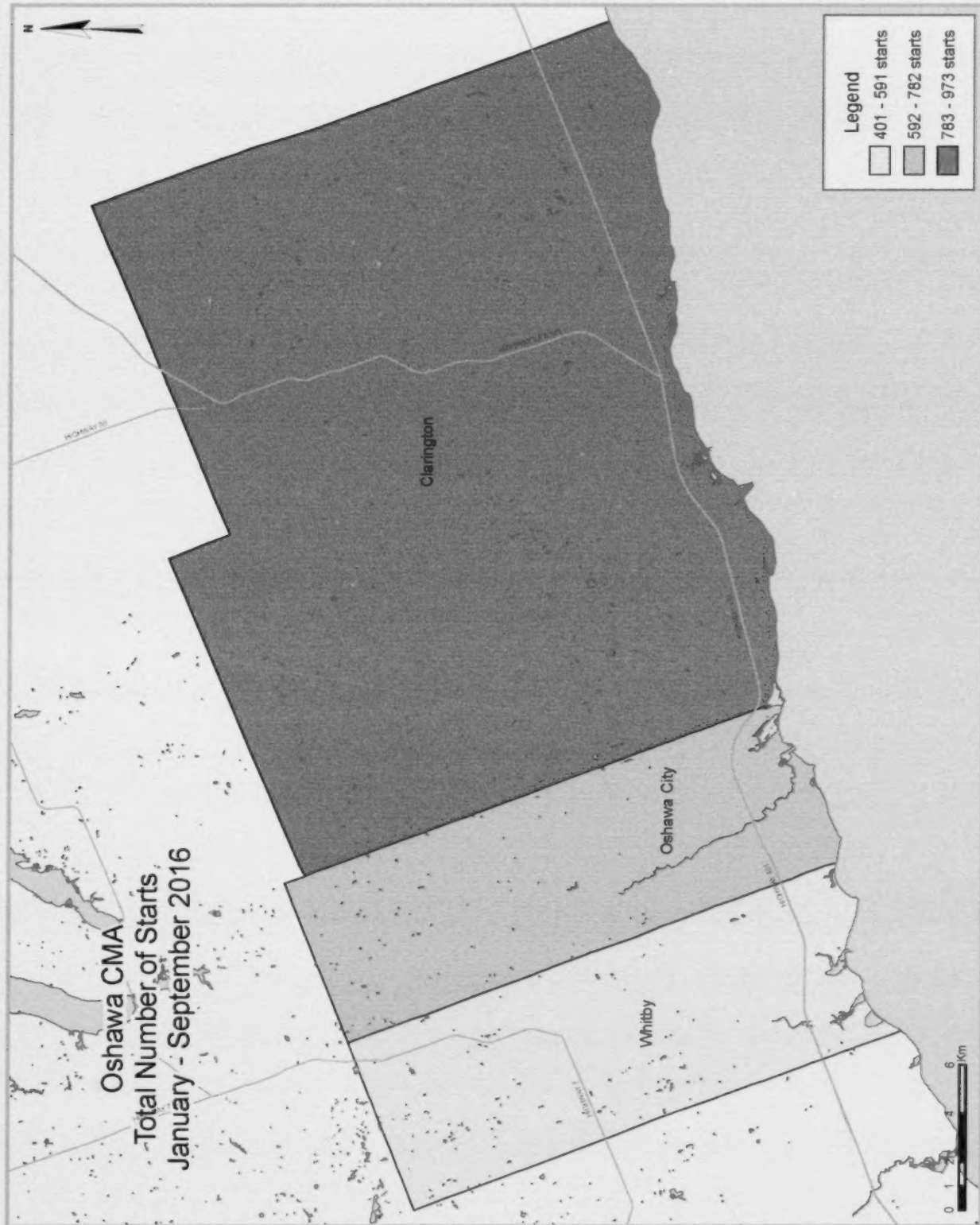












ZONE DESCRIPTIONS - GREATER TORONTO AREA

Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA

Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA

Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend)		
October 2016		
Toronto CMA ¹	September 2016	October 2016
Trend ²	37,948	39,664
SAAR	30,228	47,972
	October 2015	October 2016
Actual		
October - Single-Detached	1,043	1,215
October - Multiples	2,345	2,989
October - Total	3,388	4,204
January to October - Single-Detached	8,205	9,226
January to October - Multiples	26,906	24,073
January to October - Total	35,111	33,299

Table 1b: Housing Starts (SAAR and Trend)		
October 2016		
Oshawa CMA ¹	September 2016	October 2016
Trend ²	2,571	2,657
SAAR	2,135	2,989
	October 2015	October 2016
Actual		
October - Single-Detached	189	75
October - Multiples	263	200
October - Total	452	275
January to October - Single-Detached	1,231	863
January to October - Multiples	1,030	1,387
January to October - Total	2,261	2,250

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA

October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2016	1,210	122	447	5	4	2,386	30	0	4,204
October 2015	1,012	146	358	31	63	1,045	0	733	3,388
% Change	19.6	-16.4	24.9	-83.9	-93.7	128.3	n/a	-100.0	24.1
Year-to-date 2016	9,207	800	3,720	19	452	16,434	116	2,551	33,299
Year-to-date 2015	8,169	904	3,258	36	997	18,992	45	2,710	35,111
% Change	12.7	-11.5	14.2	-47.2	-54.7	-13.5	157.8	-5.9	-5.2
UNDER CONSTRUCTION									
October 2016	10,922	1,118	5,316	24	866	44,799	98	5,926	69,069
October 2015	8,886	1,070	3,651	40	1,545	42,632	56	4,885	62,765
% Change	22.9	4.5	45.6	-40.0	-43.9	5.1	75.0	21.3	10.0
COMPLETIONS									
October 2016	807	140	251	0	43	2,212	18	47	3,518
October 2015	679	78	207	0	48	753	0	16	1,781
% Change	18.9	79.5	21.3	n/a	-10.4	193.8	n/a	193.8	97.5
Year-to-date 2016	7,764	844	2,656	33	986	14,414	81	1,961	28,743
Year-to-date 2015	6,446	1,078	2,228	11	395	29,618	6	1,384	41,166
% Change	20.4	-21.7	19.2	200.0	149.6	-51.3	**	41.7	-30.2
COMPLETED & NOT ABSORBED									
October 2016	245	19	56	1	21	977	n/a	n/a	1,319
October 2015	249	20	64	1	33	1,890	n/a	n/a	2,257
% Change	-1.6	-5.0	-12.5	0.0	-36.4	-48.3	n/a	n/a	-41.6
ABSORBED									
October 2016	811	142	251	0	43	2,142	n/a	n/a	3,389
October 2015	670	74	213	1	122	728	n/a	n/a	1,808
% Change	21.0	91.9	17.8	-100.0	-64.8	194.2	n/a	n/a	87.4
Year-to-date 2016	7,801	839	2,656	32	990	15,381	n/a	n/a	27,699
Year-to-date 2015	6,412	1,085	2,224	10	390	28,645	n/a	n/a	38,766
% Change	21.7	-22.7	19.4	**	153.8	-46.3	n/a	n/a	-28.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA

October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2016	75	2	59	0	45	92	2	0	275
October 2015	189	0	7	0	17	0	0	239	452
% Change	-60.3	n/a	**	n/a	164.7	n/a	n/a	-100.0	-39.2
Year-to-date 2016	863	52	447	0	127	520	4	237	2,250
Year-to-date 2015	1,230	20	202	1	96	132	0	580	2,261
% Change	-29.8	160.0	121.3	-100.0	32.3	**	n/a	-59.1	-0.5
UNDER CONSTRUCTION									
October 2016	860	50	421	0	218	652	2	784	2,987
October 2015	1,070	28	246	1	165	132	3	760	2,405
% Change	-19.6	78.6	71.1	-100.0	32.1	**	-33.3	3.2	24.2
COMPLETIONS									
October 2016	126	0	12	0	13	0	0	2	153
October 2015	132	0	54	0	14	0	0	0	200
% Change	-4.5	n/a	-77.8	n/a	-7.1	n/a	n/a	n/a	-23.5
Year-to-date 2016	992	22	213	0	179	0	0	236	1,642
Year-to-date 2015	809	0	100	0	27	0	1	72	1,009
% Change	22.6	n/a	113.0	n/a	**	n/a	-100.0	**	62.7
COMPLETED & NOT ABSORBED									
October 2016	28	2	0	0	1	0	n/a	n/a	31
October 2015	23	0	0	0	0	0	n/a	n/a	23
% Change	21.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	34.8
ABSORBED									
October 2016	126	0	12	0	13	0	n/a	n/a	151
October 2015	131	0	54	0	14	0	n/a	n/a	199
% Change	-3.8	n/a	-77.8	n/a	-7.1	n/a	n/a	n/a	-24.1
Year-to-date 2016	992	20	213	0	178	0	n/a	n/a	1,403
Year-to-date 2015	814	0	100	0	27	0	n/a	n/a	941
% Change	21.9	n/a	113.0	n/a	**	n/a	n/a	n/a	49.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2016	1,217	120	478	0	45	2,478	32	0	4,370
October 2015	1,079	134	347	17	80	1,195	0	972	3,824
% Change	12.8	-10.4	37.8	-100.0	-43.8	107.4	n/a	-100.0	14.3
Year-to-date 2016	9,036	746	3,904	12	575	17,256	83	2,787	34,399
Year-to-date 2015	8,797	862	3,396	19	1,095	19,313	45	3,290	36,817
% Change	2.7	-13.5	15.0	-36.8	-47.5	-10.7	84.4	-15.3	-6.6
UNDER CONSTRUCTION									
October 2016	10,829	1,062	5,400	15	1,093	46,125	63	6,707	71,294
October 2015	9,436	1,054	3,806	21	1,730	42,999	59	5,800	64,905
% Change	14.8	0.8	41.9	-28.6	-36.8	7.3	6.8	15.6	9.8
COMPLETIONS									
October 2016	831	114	234	0	56	2,223	18	49	3,525
October 2015	803	76	261	0	60	753	0	16	1,969
% Change	3.5	50.0	-10.3	n/a	-6.7	195.2	n/a	**	79.0
Year-to-date 2016	8,056	808	2,733	18	1,156	14,399	81	2,351	29,606
Year-to-date 2015	6,794	1,050	2,323	6	451	29,706	7	1,571	41,908
% Change	18.6	-23.0	17.6	200.0	156.3	-51.5	**	49.6	-29.4
COMPLETED & NOT ABSORBED									
October 2016	272	22	40	1	22	977	n/a	n/a	1,334
October 2015	280	21	48	1	33	1,930	n/a	n/a	2,313
% Change	-2.9	4.8	-16.7	0.0	-33.3	-49.4	n/a	n/a	-42.3
ABSORBED									
October 2016	833	116	234	0	56	2,152	n/a	n/a	3,391
October 2015	792	72	267	1	134	728	n/a	n/a	1,994
% Change	5.2	61.1	-12.4	-100.0	-58.2	195.6	n/a	n/a	70.1
Year-to-date 2016	8,070	801	2,733	17	1,159	15,348	n/a	n/a	28,128
Year-to-date 2015	6,745	1,054	2,319	5	446	28,675	n/a	n/a	39,244
% Change	19.6	-24.0	17.9	**	159.9	-46.5	n/a	n/a	-28.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
October 2016	112	8	20	0	0	1,954	30	0	2,124
October 2015	137	2	103	0	0	825	0	409	1,476
York Region									
October 2016	534	4	298	0	0	376	0	0	1,212
October 2015	291	38	51	2	0	220	0	0	602
Peel Region									
October 2016	304	72	0	0	0	0	0	0	376
October 2015	312	92	52	15	36	0	0	324	831
Halton Region									
October 2016	135	34	94	0	0	56	0	0	319
October 2015	122	0	98	0	27	150	0	0	397
Durham Region									
October 2016	132	2	66	0	45	92	2	0	339
October 2015	217	2	43	0	17	0	0	239	518
Toronto CMA									
October 2016	1,210	122	447	5	4	2,386	30	0	4,204
October 2015	1,012	146	358	31	63	1,045	0	733	3,388
Oshawa CMA									
October 2016	75	2	59	0	45	92	2	0	275
October 2015	189	0	7	0	17	0	0	239	452
Greater Toronto Area									
October 2016	1,217	120	478	0	45	2,478	32	0	4,370
October 2015	1,079	134	347	17	80	1,195	0	972	3,824

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
October 2016	1,789	142	773	0	425	32,973	56	5,356	41,514
October 2015	1,645	160	625	3	255	30,237	38	3,962	36,925
York Region									
October 2016	3,706	206	1,908	2	173	6,660	0	231	12,886
October 2015	2,659	152	1,309	2	417	7,025	0	245	11,809
Peel Region									
October 2016	3,130	544	1,336	9	168	2,785	5	336	8,313
October 2015	2,694	662	1,029	15	553	2,672	18	678	8,321
Halton Region									
October 2016	870	84	785	3	13	2,886	0	0	4,641
October 2015	930	30	459	0	281	2,764	0	155	4,619
Durham Region									
October 2016	1,334	86	598	1	314	821	2	784	3,940
October 2015	1,508	50	384	1	224	301	3	760	3,231
Toronto CMA									
October 2016	10,922	1,118	5,316	24	866	44,799	98	5,926	69,069
October 2015	8,886	1,070	3,651	40	1,545	42,632	56	4,885	62,765
Oshawa CMA									
October 2016	860	50	421	0	218	652	2	784	2,987
October 2015	1,070	28	246	1	165	132	3	760	2,405
Greater Toronto Area									
October 2016	10,829	1,062	5,400	15	1,093	46,125	63	6,707	71,294
October 2015	9,436	1,054	3,806	21	1,730	42,999	59	5,800	64,905

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
October 2016	91	2	0	0	15	1,817	0	47	1,972
October 2015	116	6	0	0	0	437	0	16	575
York Region									
October 2016	296	8	83	0	0	395	0	0	782
October 2015	251	10	76	0	0	0	0	0	337
Peel Region									
October 2016	206	104	25	0	28	0	18	0	381
October 2015	136	54	41	0	32	212	0	0	475
Halton Region									
October 2016	90	0	101	0	0	11	0	0	202
October 2015	78	0	70	0	8	104	0	0	260
Durham Region									
October 2016	148	0	25	0	13	0	0	2	188
October 2015	222	6	74	0	20	0	0	0	322
Toronto CMA									
October 2016	807	140	251	0	43	2,212	18	47	3,518
October 2015	679	78	207	0	48	753	0	16	1,781
Oshawa CMA									
October 2016	126	0	12	0	13	0	0	2	153
October 2015	132	0	54	0	14	0	0	0	200
Greater Toronto Area									
October 2016	831	114	234	0	56	2,223	18	49	3,525
October 2015	803	76	261	0	60	753	0	16	1,969

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
October 2016	193	11	18	1	21	892	n/a	n/a	1,136
October 2015	165	12	22	1	19	1,571	n/a	n/a	1,790
York Region									
October 2016	31	8	0	0	0	32	n/a	n/a	71
October 2015	47	8	0	0	11	281	n/a	n/a	347
Peel Region									
October 2016	1	0	22	0	0	0	n/a	n/a	23
October 2015	14	0	22	0	0	0	n/a	n/a	36
Halton Region									
October 2016	17	1	0	0	0	53	n/a	n/a	71
October 2015	29	1	0	0	0	78	n/a	n/a	108
Durham Region									
October 2016	30	2	0	0	1	0	n/a	n/a	33
October 2015	25	0	4	0	3	0	n/a	n/a	32
Toronto CMA									
October 2016	245	19	56	1	21	977	n/a	n/a	1,319
October 2015	249	20	64	1	33	1,890	n/a	n/a	2,257
Oshawa CMA									
October 2016	28	2	0	0	1	0	n/a	n/a	31
October 2015	23	0	0	0	0	0	n/a	n/a	23
Greater Toronto Area									
October 2016	272	22	40	1	22	977	n/a	n/a	1,334
October 2015	280	21	48	1	33	1,930	n/a	n/a	2,313

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
October 2016	92	4	0	0	15	1,739	n/a	n/a	1,850
October 2015	106	4	0	1	0	432	n/a	n/a	543
York Region									
October 2016	299	8	83	0	0	402	n/a	n/a	792
October 2015	250	8	82	0	0	0	n/a	n/a	340
Peel Region									
October 2016	206	104	25	0	28	0	n/a	n/a	363
October 2015	136	54	41	0	106	212	n/a	n/a	549
Halton Region									
October 2016	89	0	101	0	0	11	n/a	n/a	201
October 2015	80	0	70	0	8	84	n/a	n/a	242
Durham Region									
October 2016	147	0	25	0	13	0	n/a	n/a	185
October 2015	220	6	74	0	20	0	n/a	n/a	320
Toronto CMA									
October 2016	811	142	251	0	43	2,142	n/a	n/a	3,389
October 2015	670	74	213	1	122	728	n/a	n/a	1,808
Oshawa CMA									
October 2016	126	0	12	0	13	0	n/a	n/a	151
October 2015	131	0	54	0	14	0	n/a	n/a	199
Greater Toronto Area									
October 2016	833	116	234	0	56	2,152	n/a	n/a	3,391
October 2015	792	72	267	1	134	728	n/a	n/a	1,994

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995

Source: CMHC (Starts and Completions Survey)

**Table 1.3c: History of Housing Starts in the Greater Toronto Area
2006 - 2015**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Toronto City	112	137	8	2	50	10	1,954	1,327	2,124	1,476	43.9
Toronto	26	18	8	0	20	10	667	1,111	721	1,139	-36.7
East York	6	10	0	0	0	0	66	0	72	10	**
Etobicoke	19	21	0	2	0	0	422	88	441	111	**
North York	43	59	0	0	30	0	550	128	623	187	**
Scarborough	11	23	0	0	0	0	249	0	260	23	**
York	7	6	0	0	0	0	0	0	7	6	16.7
York Region	534	293	4	38	298	51	376	220	1,212	602	101.3
Aurora	98	14	0	0	82	26	0	0	180	40	**
East Gwillimbury	238	11	2	0	80	0	0	0	320	11	**
Georgina Township	22	33	0	0	16	0	0	0	38	33	15.2
King Township	20	113	0	0	0	13	0	0	20	126	-84.1
Markham	28	44	2	6	8	0	200	220	238	270	-11.9
Newmarket	26	23	0	32	0	0	0	0	26	55	-52.7
Richmond Hill	47	12	0	0	73	0	176	0	296	12	**
Vaughan	48	35	0	0	39	12	0	0	87	47	85.1
Whitchurch-Stouffville	7	8	0	0	0	0	0	0	7	8	-12.5
Peel Region	304	327	72	92	0	88	0	324	376	831	-54.8
Brampton	277	217	72	82	0	59	0	0	349	358	-2.5
Caledon	11	98	0	8	0	29	0	0	11	135	-91.9
Mississauga	16	12	0	2	0	0	0	324	16	338	-95.3
Halton Region	135	122	34	0	94	125	56	150	319	397	-19.6
Burlington	4	14	0	0	0	0	0	150	4	164	-97.6
Halton Hills	14	2	0	0	0	0	56	0	70	2	**
Milton	40	76	34	0	0	61	0	0	74	137	-46.0
Oakville	77	30	0	0	94	64	0	0	171	94	81.9
Durham Region	132	217	4	2	111	60	92	239	339	518	-34.6
Ajax	32	8	0	0	0	36	0	0	32	44	-27.3
Brock	2	2	0	0	0	0	0	0	2	2	0.0
Clarington	25	97	0	0	4	0	78	0	107	97	10.3
Oshawa	38	67	2	0	59	0	0	239	99	306	-67.6
Pickering	18	8	0	0	7	0	0	0	25	8	**
Scugog	5	1	0	0	0	0	0	0	5	1	**
Uxbridge	0	9	0	2	0	0	0	0	0	11	-100.0
Whitby	12	25	2	0	41	24	14	0	69	49	40.8
Remainder of Toronto CMA	84	153	8	12	28	18	0	0	120	183	-34.4
Bradford West Gwillimbury	6	25	0	0	0	0	0	0	6	25	-76.0
Town of Mono	10	37	0	0	0	0	0	0	10	37	-73.0
New Tecumseth	68	88	8	12	16	18	0	0	92	118	-22.0
Orangeville	0	3	0	0	12	0	0	0	12	3	**
Toronto CMA	1,215	1,043	126	146	477	328	2,386	1,871	4,204	3,388	24.1
Oshawa CMA	75	189	4	0	104	24	92	239	275	452	-39.2
Greater Toronto Area (GTA)	1,217	1,096	122	134	553	334	2,478	2,260	4,370	3,824	14.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	1,121	1,049	54	24	623	417	16,178	14,182	17,976	15,672	14.7
Toronto	162	126	14	8	118	89	9,356	9,900	9,650	10,123	-4.7
East York	71	63	8	0	0	0	66	0	145	63	130.2
Etobicoke	282	220	4	12	68	137	2,493	2,342	2,847	2,711	5.0
North York	431	501	22	0	283	51	2,291	1,099	3,027	1,651	83.3
Scarborough	136	112	0	0	154	134	1,932	684	2,222	930	138.9
York	39	27	6	4	0	6	40	157	85	194	-56.2
York Region	3,306	2,714	210	166	1,455	1,523	2,364	3,932	7,335	8,335	-12.0
Aurora	581	440	82	4	343	218	0	207	1,006	869	15.8
East Gwillimbury	484	123	52	0	138	0	0	0	674	123	**
Georgina Township	294	194	0	2	44	24	0	0	338	220	53.6
King Township	239	361	0	0	10	34	0	0	249	395	-37.0
Markham	306	330	34	62	238	387	1,701	680	2,279	1,459	56.2
Newmarket	300	143	2	58	41	23	231	16	574	240	139.2
Richmond Hill	342	157	22	4	160	402	176	1,224	700	1,787	-60.8
Vaughan	620	900	18	34	435	168	102	1,751	1,175	2,853	-58.8
Whitchurch-Stouffville	140	66	0	2	46	267	154	54	340	389	-12.6
Peel Region	2,482	2,513	330	614	867	1,121	310	2,342	3,989	6,590	-39.5
Brampton	2,171	1,826	270	474	687	781	50	150	3,178	3,231	-1.6
Caledon	188	517	26	72	46	110	0	0	260	699	-62.8
Mississauga	123	170	34	68	134	230	260	2,192	551	2,660	-79.3
Halton Region	876	885	82	8	610	620	707	1,608	2,275	3,121	-27.1
Burlington	42	70	0	4	0	43	302	237	344	354	-2.8
Halton Hills	74	299	2	0	71	86	56	0	203	385	-47.3
Milton	205	229	34	2	39	191	135	464	413	886	-53.4
Oakville	555	287	46	2	500	300	214	907	1,315	1,496	-12.1
Durham Region	1,263	1,655	82	50	722	513	757	881	2,824	3,099	-8.9
Ajax	202	209	10	0	51	130	0	0	263	339	-22.4
Brock	10	17	0	6	0	0	0	0	10	23	-56.5
Clarington	371	458	2	2	184	44	523	6	1,080	510	111.8
Oshawa	320	622	32	18	254	138	94	570	700	1,348	-48.1
Pickering	140	122	4	14	81	24	0	169	225	329	-31.6
Scugog	12	11	0	0	0	0	0	0	12	11	9.1
Uxbridge	36	65	12	10	16	61	0	0	64	136	-52.9
Whitby	172	151	22	0	136	116	140	136	470	403	16.6
Remainder of Toronto CMA	1,105	718	110	84	300	93	1	48	1,516	943	60.8
Bradford West Gwillimbury	420	315	62	2	80	13	0	0	562	330	70.3
Town of Mono	84	102	0	0	0	0	1	0	85	102	-16.7
New Tecumseth	590	270	48	82	129	62	0	48	767	462	66.0
Orangeville	11	31	0	0	91	18	0	0	102	49	108.2
Toronto CMA	9,226	8,205	812	916	4,003	3,946	19,258	22,044	33,299	35,111	-5.2
Oshawa CMA	863	1,231	56	20	574	298	757	712	2,250	2,261	-0.5
Greater Toronto Area (GTA)	9,048	8,816	758	862	4,277	4,194	20,316	22,945	34,399	36,817	-6.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market

October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Toronto City	20	10	30	0	1,954	918	0	409
Toronto	20	10	0	0	667	702	0	409
East York	0	0	0	0	66	0	0	0
Etobicoke	0	0	0	0	422	88	0	0
North York	0	0	30	0	550	128	0	0
Scarborough	0	0	0	0	249	0	0	0
York	0	0	0	0	0	0	0	0
York Region	298	51	0	0	376	220	0	0
Aurora	82	26	0	0	0	0	0	0
East Gwillimbury	80	0	0	0	0	0	0	0
Georgina Township	16	0	0	0	0	0	0	0
King Township	0	13	0	0	0	0	0	0
Markham	8	0	0	0	200	220	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	73	0	0	0	176	0	0	0
Vaughan	39	12	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	0	88	0	0	0	0	0	324
Brampton	0	59	0	0	0	0	0	0
Caledon	0	29	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	324
Halton Region	94	125	0	0	56	150	0	0
Burlington	0	0	0	0	0	150	0	0
Halton Hills	0	0	0	0	56	0	0	0
Milton	0	61	0	0	0	0	0	0
Oakville	94	64	0	0	0	0	0	0
Durham Region	111	60	0	0	92	0	0	239
Ajax	0	36	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	0	0	0	78	0	0	0
Oshawa	59	0	0	0	0	0	0	239
Pickering	7	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	41	24	0	0	14	0	0	0
Remainder of Toronto CMA	28	18	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	16	18	0	0	0	0	0	0
Orangeville	12	0	0	0	0	0	0	0
Toronto CMA	447	328	30	0	2,386	1,138	0	733
Oshawa CMA	104	24	0	0	92	0	0	239
Greater Toronto Area (GTA)	523	334	30	0	2,478	1,288	0	972

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	544	386	79	31	14,165	11,942	2,013	2,240
Toronto	78	89	40	0	7,539	7,888	1,817	2,012
East York	0	0	0	0	66	0	0	0
Etobicoke	68	137	0	0	2,493	2,342	0	0
North York	244	20	39	31	2,291	871	0	228
Scarborough	154	134	0	0	1,736	684	196	0
York	0	6	0	0	40	157	0	0
York Region	1,455	1,523	0	0	1,827	3,892	537	40
Aurora	343	218	0	0	0	207	0	0
East Gwillimbury	138	0	0	0	0	0	0	0
Georgina Township	44	24	0	0	0	0	0	0
King Township	10	34	0	0	0	0	0	0
Markham	238	387	0	0	1,395	680	306	0
Newmarket	41	23	0	0	0	0	231	16
Richmond Hill	160	402	0	0	176	1,224	0	0
Vaughan	435	168	0	0	102	1,727	0	24
Whitchurch-Stouffville	46	267	0	0	154	54	0	0
Peel Region	867	1,107	0	14	310	1,912	0	430
Brampton	687	767	0	14	50	124	0	26
Caledon	46	110	0	0	0	0	0	0
Mississauga	134	230	0	0	260	1,788	0	404
Halton Region	610	620	0	0	707	1,608	0	0
Burlington	0	43	0	0	302	237	0	0
Halton Hills	71	86	0	0	56	0	0	0
Milton	39	191	0	0	135	464	0	0
Oakville	500	300	0	0	214	907	0	0
Durham Region	722	513	0	0	520	301	237	580
Ajax	51	130	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	184	44	0	0	380	6	143	0
Oshawa	254	138	0	0	0	0	94	570
Pickering	81	24	0	0	0	169	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	16	61	0	0	0	0	0	0
Whitby	136	116	0	0	140	126	0	10
Remainder of Toronto CMA	263	93	37	0	0	48	1	0
Bradford West Gwillimbury	80	13	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	129	62	0	0	0	48	0	0
Orangeville	54	18	37	0	0	0	0	0
Toronto CMA	3,887	3,901	116	45	16,707	19,334	2,551	2,710
Oshawa CMA	574	298	0	0	520	132	237	580
Greater Toronto Area (GTA)	4,198	4,149	79	45	17,529	19,655	2,787	3,290

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Toronto City	140	242	1,954	825	30	409	2,124	1,476
Toronto	54	33	667	697	0	409	721	1,139
East York	6	10	66	0	0	0	72	10
Etobicoke	19	111	422	0	0	0	441	111
North York	43	59	550	128	30	0	623	187
Scarborough	11	23	249	0	0	0	260	23
York	7	6	0	0	0	0	7	6
York Region	836	380	376	222	0	0	1,212	602
Aurora	180	40	0	0	0	0	180	40
East Gwillimbury	320	11	0	0	0	0	320	11
Georgina Township	38	33	0	0	0	0	38	33
King Township	20	126	0	0	0	0	20	126
Markham	38	50	200	220	0	0	238	270
Newmarket	26	53	0	2	0	0	26	55
Richmond Hill	120	12	176	0	0	0	296	12
Vaughan	87	47	0	0	0	0	87	47
Whitchurch-Stouffville	7	8	0	0	0	0	7	8
Peel Region	376	456	0	51	0	324	376	831
Brampton	349	307	0	51	0	0	349	358
Caledon	11	135	0	0	0	0	11	135
Mississauga	16	14	0	0	0	324	16	338
Halton Region	263	220	56	177	0	0	319	397
Burlington	4	14	0	150	0	0	4	164
Halton Hills	14	2	56	0	0	0	70	2
Milton	74	137	0	0	0	0	74	137
Oakville	171	67	0	27	0	0	171	94
Durham Region	200	262	137	17	2	239	339	518
Ajax	32	44	0	0	0	0	32	44
Brock	2	2	0	0	0	0	2	2
Clarington	25	97	82	0	0	0	107	97
Oshawa	99	67	0	0	0	239	99	306
Pickering	25	8	0	0	0	0	25	8
Scugog	5	1	0	0	0	0	5	1
Uxbridge	0	11	0	0	0	0	0	11
Whitby	12	32	55	17	2	0	69	49
Remainder of Toronto CMA	111	169	9	14	0	0	120	183
Bradford West Gwillimbury	6	25	0	0	0	0	6	25
Town of Mono	10	37	0	0	0	0	10	37
New Tecumseth	83	104	9	14	0	0	92	118
Orangeville	12	3	0	0	0	0	12	3
Toronto CMA	1,779	1,516	2,395	1,139	30	733	4,204	3,388
Oshawa CMA	136	196	137	17	2	239	275	452
Greater Toronto Area (GTA)	1,815	1,560	2,523	1,292	32	972	4,370	3,824

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2016

Submarket	Freehold		Condominium		Rental		Total ¹	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	1,524	1,488	14,360	11,913	2,092	2,271	17,976	15,672
Toronto	244	208	7,549	7,903	1,857	2,012	9,650	10,123
East York	79	63	66	0	0	0	145	63
Etobicoke	302	333	2,545	2,378	0	0	2,847	2,711
North York	697	580	2,291	812	39	259	3,027	1,651
Scarborough	157	246	1,869	684	196	0	2,222	930
York	45	58	40	136	0	0	85	194
York Region	5,017	4,134	1,781	4,161	537	40	7,335	8,335
Aurora	1,004	662	2	207	0	0	1,006	869
East Gwillimbury	674	123	0	0	0	0	674	123
Georgina Township	338	220	0	0	0	0	338	220
King Township	243	380	6	15	0	0	249	395
Markham	777	779	1,196	680	306	0	2,279	1,459
Newmarket	343	199	0	25	231	16	574	240
Richmond Hill	496	474	204	1,313	0	0	700	1,787
Vaughan	956	1,067	219	1,762	0	24	1,175	2,853
Whitchurch-Stouffville	186	230	154	159	0	0	340	389
Peel Region	3,714	3,845	275	2,301	0	444	3,989	6,590
Brampton	3,169	2,852	9	339	0	40	3,178	3,231
Caledon	260	699	0	0	0	0	260	699
Mississauga	285	294	266	1,962	0	404	551	2,660
Halton Region	1,553	1,530	722	1,591	0	0	2,275	3,121
Burlington	42	92	302	262	0	0	344	354
Halton Hills	147	385	56	0	0	0	203	385
Milton	278	524	135	362	0	0	413	886
Oakville	1,086	529	229	967	0	0	1,315	1,496
Durham Region	1,878	2,058	705	461	241	580	2,824	3,099
Ajax	247	276	16	63	0	0	263	339
Brock	10	23	0	0	0	0	10	23
Clarington	471	496	466	14	143	0	1,080	510
Oshawa	604	778	0	0	96	570	700	1,348
Pickering	184	160	41	169	0	0	225	329
Scugog	12	11	0	0	0	0	12	11
Uxbridge	63	136	1	0	0	0	64	136
Whitby	287	178	181	215	2	10	470	403
Remainder of Toronto CMA	1,467	854	11	89	38	0	1,516	943
Bradford West Gwillimbury	562	330	0	0	0	0	562	330
Town of Mono	84	102	0	0	1	0	85	102
New Tecumseth	756	378	11	84	0	0	767	462
Orangeville	65	44	0	5	37	0	102	49
Toronto CMA	13,727	12,331	16,905	20,025	2,667	2,755	33,299	35,111
Oshawa CMA	1,362	1,452	647	229	241	580	2,250	2,261
Greater Toronto Area (GTA)	13,686	13,055	17,843	20,427	2,870	3,335	34,399	36,817

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Toronto City	91	116	2	6	15	0	1,864	453	1,972	575	**
Toronto	7	13	0	2	15	0	1,028	323	1,050	338	**
East York	8	10	0	2	0	0	0	0	8	12	-33.3
Etobicoke	17	20	2	0	0	0	719	130	738	150	**
North York	48	59	0	0	0	0	95	0	143	59	142.4
Scarborough	9	11	0	0	0	0	22	0	31	11	181.8
York	2	3	0	2	0	0	0	0	2	5	-60.0
York Region	296	251	8	10	83	76	395	0	782	337	132.0
Aurora	54	74	0	0	0	36	0	0	54	110	-50.9
East Gwillimbury	7	8	0	0	0	0	0	0	7	8	-12.5
Georgina Township	32	23	0	0	0	4	0	0	32	27	18.5
King Township	21	23	0	0	0	0	0	0	21	23	-8.7
Markham	17	37	0	8	7	0	65	0	89	45	97.8
Newmarket	43	0	0	0	6	0	0	0	49	0	n/a
Richmond Hill	20	13	0	2	0	14	330	0	350	29	**
Vaughan	91	56	8	0	70	0	0	0	169	56	**
Whitchurch-Stouffville	11	17	0	0	0	22	0	0	11	39	-71.8
Peel Region	206	136	104	54	71	73	0	212	381	475	-19.8
Brampton	154	123	98	54	71	12	0	0	323	189	70.9
Caledon	42	0	4	0	0	0	0	0	46	0	n/a
Mississauga	10	13	2	0	0	61	0	212	12	286	-95.8
Halton Region	90	78	0	0	101	71	11	111	202	260	-22.3
Burlington	3	13	0	0	12	5	11	0	26	18	44.4
Halton Hills	2	17	0	0	0	0	0	0	2	17	-88.2
Milton	21	9	0	0	55	24	0	0	76	33	130.3
Oakville	64	39	0	0	34	42	0	111	98	192	-49.0
Durham Region	148	222	0	6	38	94	2	0	188	322	-41.6
Ajax	11	63	0	0	0	6	0	0	11	69	-84.1
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	56	39	0	0	13	8	0	0	69	47	46.8
Oshawa	54	75	0	0	12	46	2	0	68	121	-43.8
Pickering	6	3	0	0	0	12	0	0	6	15	-60.0
Scugog	1	1	0	0	0	0	0	0	1	1	0.0
Uxbridge	4	23	0	6	13	8	0	0	17	37	-54.1
Whitby	16	18	0	0	0	14	0	0	16	32	-50.0
Remainder of Toronto CMA	106	22	26	4	41	5	0	0	173	31	**
Bradford West Gwillimbury	84	4	0	0	26	0	0	0	110	4	**
Town of Mono	0	0	0	0	0	0	0	0	0	0	n/a
New Tecumseth	18	18	26	4	15	5	0	0	59	27	118.5
Orangeville	4	0	0	0	0	0	0	0	4	0	n/a
Toronto CMA	807	679	140	80	312	246	2,259	776	3,518	1,781	97.5
Oshawa CMA	126	132	0	0	25	68	2	0	153	200	-23.5
Greater Toronto Area (GTA)	831	803	114	76	308	314	2,272	776	3,525	1,969	79.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	956	856	96	100	259	160	12,773	26,996	14,084	28,112	-49.9
Toronto	132	149	8	44	75	89	8,307	17,505	8,522	17,787	-52.1
East York	66	58	8	6	0	5	0	0	74	69	7.2
Etobicoke	206	124	10	2	4	21	1,812	3,186	2,032	3,333	-39.0
North York	408	398	54	2	61	0	2,066	5,317	2,589	5,717	-54.7
Scarborough	110	108	8	12	119	26	588	530	825	676	22.0
York	34	19	8	34	0	19	0	458	42	530	-92.1
York Region	2,398	2,154	140	294	1,191	1,071	2,004	2,716	5,733	6,235	-8.1
Aurora	417	276	4	0	181	49	112	0	714	325	119.7
East Gwillimbury	167	71	0	2	0	0	0	0	167	73	128.8
Georgina Township	268	150	2	0	14	41	0	0	284	191	48.7
King Township	205	209	0	0	33	33	0	0	238	242	-1.7
Markham	176	486	32	202	93	343	782	1,751	1,083	2,782	-61.1
Newmarket	235	19	54	0	19	31	16	0	324	50	**
Richmond Hill	198	235	2	18	286	431	982	325	1,468	1,009	45.5
Vaughan	688	563	46	72	330	97	58	614	1,122	1,346	-16.6
Whitchurch-Stouffville	44	145	0	0	235	46	54	26	333	217	53.5
Peel Region	2,355	1,609	528	576	1,404	634	883	1,049	5,170	3,868	33.7
Brampton	1,747	1,316	390	506	1,198	266	617	103	3,952	2,191	80.4
Caledon	468	156	76	40	62	145	0	0	606	341	77.7
Mississauga	140	137	62	30	144	223	266	946	612	1,336	-54.2
Halton Region	1,058	845	22	34	633	508	868	460	2,581	1,847	39.7
Burlington	46	97	4	2	22	74	188	203	260	376	-30.9
Halton Hills	207	74	0	0	65	7	0	0	272	81	**
Milton	418	369	16	32	194	191	97	0	725	592	22.5
Oakville	387	305	2	0	352	236	583	257	1,324	798	65.9
Durham Region	1,307	1,337	32	48	463	389	236	72	2,038	1,846	10.4
Ajax	113	366	0	8	38	149	0	0	151	523	-71.1
Brock	9	5	0	0	0	0	0	0	9	5	80.0
Clarington	379	340	4	0	140	28	0	0	523	368	42.1
Oshawa	471	345	18	0	116	72	236	72	841	489	72.0
Pickering	126	99	8	34	20	105	0	0	154	238	-35.3
Scugog	21	14	0	0	0	0	0	0	21	14	50.0
Uxbridge	46	43	2	6	13	8	0	0	61	57	7.0
Whitby	142	125	0	0	136	27	0	0	278	152	82.9
Remainder of Toronto CMA	791	582	70	38	159	42	49	0	1,069	662	61.5
Bradford West Gwillimbury	349	207	8	0	64	7	0	0	421	214	96.7
Town of Mono	113	71	0	0	0	0	1	0	114	71	60.6
New Tecumseth	306	259	62	38	48	8	48	0	464	305	52.1
Orangeville	23	45	0	0	47	27	0	0	70	72	-2.8
Toronto CMA	7,797	6,457	862	1,088	3,695	2,603	16,389	31,018	28,743	41,166	-30.2
Oshawa CMA	992	810	22	0	392	127	236	72	1,642	1,009	62.7
Greater Toronto Area (GTA)	8,074	6,801	818	1,052	3,950	2,762	16,764	31,293	29,606	41,908	-29.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market

Submarket	October 2016							
	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Toronto City	15	0	0	0	1,817	437	47	16
Toronto	15	0	0	0	1,003	307	25	16
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	719	130	0	0
North York	0	0	0	0	95	0	0	0
Scarborough	0	0	0	0	0	0	22	0
York	0	0	0	0	0	0	0	0
York Region	83	76	0	0	395	0	0	0
Aurora	0	36	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	4	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	7	0	0	0	65	0	0	0
Newmarket	6	0	0	0	0	0	0	0
Richmond Hill	0	14	0	0	330	0	0	0
Vaughan	70	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	22	0	0	0	0	0	0
Peel Region	53	73	18	0	0	212	0	0
Brampton	53	12	18	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	61	0	0	0	212	0	0
Halton Region	101	71	0	0	11	111	0	0
Burlington	12	5	0	0	11	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	55	24	0	0	0	0	0	0
Oakville	34	42	0	0	0	111	0	0
Durham Region	38	94	0	0	0	0	2	0
Ajax	0	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	13	8	0	0	0	0	0	0
Oshawa	12	46	0	0	0	0	2	0
Pickering	0	12	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	13	8	0	0	0	0	0	0
Whitby	0	14	0	0	0	0	0	0
Remainder of Toronto CMA	41	5	0	0	0	0	0	0
Bradford West Gwillimbury	26	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	15	5	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	294	246	18	0	2,212	760	47	16
Oshawa CMA	25	68	0	0	0	0	2	0
Greater Toronto Area (GTA)	290	314	18	0	2,223	760	49	16

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	205	156	54	4	12,081	25,644	692	1,352
Toronto	35	85	40	4	7,737	16,890	570	615
East York	0	5	0	0	0	0	0	0
Etobicoke	4	21	0	0	1,812	3,186	0	0
North York	47	0	14	0	1,966	5,222	100	95
Scarborough	119	26	0	0	566	346	22	184
York	0	19	0	0	0	0	0	458
York Region	1,191	1,071	0	0	1,302	2,684	702	32
Aurora	181	49	0	0	112	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	14	41	0	0	0	0	0	0
King Township	33	33	0	0	0	0	0	0
Markham	93	343	0	0	322	1,747	460	4
Newmarket	19	31	0	0	0	0	16	0
Richmond Hill	286	431	0	0	780	297	202	28
Vaughan	330	97	0	0	34	614	24	0
Whitchurch-Stouffville	235	46	0	0	54	26	0	0
Peel Region	1,377	634	27	0	317	1,049	566	0
Brampton	1,171	266	27	0	131	103	486	0
Caledon	62	145	0	0	0	0	0	0
Mississauga	144	223	0	0	186	946	80	0
Halton Region	633	508	0	0	713	345	155	115
Burlington	22	74	0	0	33	88	155	115
Halton Hills	65	7	0	0	0	0	0	0
Milton	194	191	0	0	97	0	0	0
Oakville	352	236	0	0	583	257	0	0
Durham Region	463	389	0	0	0	0	236	72
Ajax	38	149	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	140	28	0	0	0	0	0	0
Oshawa	116	72	0	0	0	0	236	72
Pickering	20	105	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	13	8	0	0	0	0	0	0
Whitby	136	27	0	0	0	0	0	0
Remainder of Toronto CMA	159	42	0	0	48	0	1	0
Bradford West Gwillimbury	64	7	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	48	8	0	0	48	0	0	0
Orangeville	47	27	0	0	0	0	0	0
Toronto CMA	3,614	2,599	81	4	14,428	29,634	1,961	1,384
Oshawa CMA	392	127	0	0	0	0	236	72
Greater Toronto Area (GTA)	3,869	2,758	81	4	14,413	29,722	2,351	1,571

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Toronto City	93	122	1,832	437	47	16	1,972	575
Toronto	7	15	1,018	307	25	16	1,050	338
East York	8	12	0	0	0	0	8	12
Etobicoke	19	20	719	130	0	0	738	150
North York	48	59	95	0	0	0	143	59
Scarborough	9	11	0	0	22	0	31	11
York	2	5	0	0	0	0	2	5
York Region	387	337	395	0	0	0	782	337
Aurora	54	110	0	0	0	0	54	110
East Gwillimbury	7	8	0	0	0	0	7	8
Georgina Township	32	27	0	0	0	0	32	27
King Township	21	23	0	0	0	0	21	23
Markham	24	45	65	0	0	0	89	45
Newmarket	49	0	0	0	0	0	49	0
Richmond Hill	20	29	330	0	0	0	350	29
Vaughan	169	56	0	0	0	0	169	56
Whitchurch-Stouffville	11	39	0	0	0	0	11	39
Peel Region	335	231	28	244	18	0	381	475
Brampton	277	189	28	0	18	0	323	189
Caledon	46	0	0	0	0	0	46	0
Mississauga	12	42	0	244	0	0	12	286
Halton Region	191	148	11	112	0	0	202	260
Burlington	15	18	11	0	0	0	26	18
Halton Hills	2	17	0	0	0	0	2	17
Milton	76	33	0	0	0	0	76	33
Oakville	98	80	0	112	0	0	98	192
Durham Region	173	302	13	20	2	0	188	322
Ajax	11	63	0	6	0	0	11	69
Brock	0	0	0	0	0	0	0	0
Clarington	56	47	13	0	0	0	69	47
Oshawa	66	121	0	0	2	0	68	121
Pickering	6	15	0	0	0	0	6	15
Scugog	1	1	0	0	0	0	1	1
Uxbridge	17	37	0	0	0	0	17	37
Whitby	16	18	0	14	0	0	16	32
Remainder of Toronto CMA	173	29	0	2	0	0	173	31
Bradford West Gwillimbury	110	4	0	0	0	0	110	4
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	59	25	0	2	0	0	59	27
Orangeville	4	0	0	0	0	0	4	0
Toronto CMA	1,198	964	2,255	801	65	16	3,518	1,781
Oshawa CMA	138	186	13	14	2	0	153	200
Greater Toronto Area (GTA)	1,179	1,140	2,279	813	67	16	3,525	1,969

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - October 2016

Submarket	Freehold		Condominium		Rental		Total ¹	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	1,172	1,077	12,162	25,677	746	1,358	14,084	28,112
Toronto	143	278	7,769	16,890	610	619	8,522	17,787
East York	74	67	0	0	0	2	74	69
Etobicoke	220	129	1,812	3,204	0	0	2,032	3,333
North York	460	396	2,015	5,226	114	95	2,589	5,717
Scarborough	233	135	566	357	22	184	825	676
York	42	72	0	0	0	458	42	530
York Region	3,371	3,473	1,660	2,730	702	32	5,733	6,235
Aurora	602	325	112	0	0	0	714	325
East Gwillimbury	167	73	0	0	0	0	167	73
Georgina Township	284	191	0	0	0	0	284	191
King Township	217	235	21	7	0	0	238	242
Markham	301	1,031	322	1,747	460	4	1,083	2,782
Newmarket	295	39	13	11	16	0	324	50
Richmond Hill	397	664	869	317	202	28	1,468	1,009
Vaughan	922	724	176	622	24	0	1,122	1,346
Whitchurch-Stouffville	186	191	147	26	0	0	333	217
Peel Region	3,849	2,629	728	1,239	593	0	5,170	3,868
Brampton	2,991	2,056	448	135	513	0	3,952	2,191
Caledon	606	341	0	0	0	0	606	341
Mississauga	252	232	280	1,104	80	0	612	1,336
Halton Region	1,600	1,355	826	377	155	115	2,581	1,847
Burlington	61	133	44	128	155	115	260	376
Halton Hills	272	81	0	0	0	0	272	81
Milton	628	592	97	0	0	0	725	592
Oakville	639	549	685	249	0	0	1,324	798
Durham Region	1,605	1,633	197	140	236	73	2,038	1,846
Ajax	133	410	18	113	0	0	151	523
Brock	9	5	0	0	0	0	9	5
Clarington	448	368	75	0	0	0	523	368
Oshawa	605	416	0	0	236	73	841	489
Pickering	154	238	0	0	0	0	154	238
Scugog	21	14	0	0	0	0	21	14
Uxbridge	61	57	0	0	0	0	61	57
Whitby	174	125	104	27	0	0	278	152
Remainder of Toronto CMA	985	646	83	16	1	0	1,069	662
Bradford West Gwillimbury	421	214	0	0	0	0	421	214
Town of Mono	113	68	0	3	1	0	114	71
New Tecumseth	386	292	78	13	0	0	464	305
Orangeville	65	72	5	0	0	0	70	72
Toronto CMA	11,264	9,752	15,433	30,024	2,042	1,390	28,743	41,166
Oshawa CMA	1,227	909	179	27	236	73	1,642	1,009
Greater Toronto Area (GTA)	11,597	10,167	15,573	30,163	2,432	1,578	29,606	41,908

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
October 2016	0	0.0	0	0.0	0	0.0	24	32.4	50	67.6	74	1,915,000	1,850,482
October 2015	0	0.0	1	1.3	6	7.7	5	6.4	66	84.6	78	2,165,000	2,076,760
Year-to-date 2016	3	0.4	1	0.1	32	4.1	93	11.9	650	83.4	779	2,000,000	1,946,886
Year-to-date 2015	2	0.3	10	1.5	26	4.0	71	10.9	544	83.3	653	2,000,000	1,977,056
Toronto													
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
October 2015	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	6	10.7	50	89.3	56	-	-
Year-to-date 2015	0	0.0	0	0.0	1	1.2	17	20.7	64	78.0	82	-	-
East York													
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	2	12.5	2	12.5	12	75.0	16	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	-	-
Etobicoke													
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	-	-
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	-	-
Year-to-date 2016	0	0.0	1	0.5	0	0.0	5	2.7	179	96.8	185	-	1,629,958
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	0.8	122	99.2	123	-	1,287,500
North York													
October 2016	0	0.0	0	0.0	0	0.0	16	38.1	26	61.9	42	950,000	1,258,095
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	-	2,584,286
Year-to-date 2016	0	0.0	0	0.0	1	0.3	16	4.2	366	95.6	383	950,000	1,999,597
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	314	100.0	314	-	2,422,407
Scarborough													
October 2016	0	0.0	0	0.0	0	0.0	7	77.8	2	22.2	9	-	-
October 2015	0	0.0	1	8.3	4	33.3	3	25.0	4	33.3	12	-	-
Year-to-date 2016	3	2.8	0	0.0	29	26.6	50	45.9	27	24.8	109	-	-
Year-to-date 2015	2	1.9	10	9.4	18	17.0	47	44.3	29	27.4	106	-	749,667
York													
October 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
October 2015	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	14	46.7	16	53.3	30	-	-
Year-to-date 2015	0	0.0	0	0.0	7	41.2	3	17.6	7	41.2	17	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

October 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
October 2016	14	4.7	48	16.1	41	13.7	27	9.0	169	56.5	299	1,090,000	1,159,782
October 2015	9	3.6	41	16.5	58	23.4	41	16.5	99	39.9	248	882,500	990,839
Year-to-date 2016	148	6.1	396	16.4	374	15.5	463	19.2	1,028	42.7	2,409	895,000	1,038,825
Year-to-date 2015	146	6.8	282	13.1	452	21.1	548	25.5	717	33.4	2,145	890,000	984,908
Aurora													
October 2016	0	0.0	0	0.0	3	5.6	3	5.6	48	88.9	54	1,320,000	1,443,992
October 2015	0	0.0	0	0.0	32	43.2	13	17.6	29	39.2	74	890,000	1,037,301
Year-to-date 2016	0	0.0	0	0.0	52	12.4	168	40.1	199	47.5	419	900,000	1,042,638
Year-to-date 2015	0	0.0	7	2.6	147	53.6	63	23.0	57	20.8	274	800,000	920,375
East Gwillimbury													
October 2016	1	14.3	2	28.6	4	57.1	0	0.0	0	0.0	7	-	628,419
October 2015	0	0.0	6	75.0	2	25.0	0	0.0	0	0.0	8	-	613,115
Year-to-date 2016	52	31.1	74	44.3	40	24.0	0	0.0	1	0.6	167	610,000	585,103
Year-to-date 2015	26	36.6	33	46.5	11	15.5	0	0.0	1	1.4	71	560,000	573,628
Georgina Township													
October 2016	5	15.6	24	75.0	2	6.3	0	0.0	1	3.1	32	567,500	581,053
October 2015	9	39.1	12	52.2	1	4.3	0	0.0	1	4.3	23	525,000	570,425
Year-to-date 2016	69	25.7	181	67.5	12	4.5	3	1.1	3	1.1	268	550,000	554,140
Year-to-date 2015	115	76.7	20	13.3	7	4.7	2	1.3	6	4.0	150	407,500	479,275
King Township													
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	1,442,500	1,850,891
October 2015	0	0.0	0	0.0	0	0.0	6	26.1	17	73.9	23	1,075,000	1,110,038
Year-to-date 2016	0	0.0	0	0.0	2	0.9	34	16.0	176	83.0	212	1,300,000	1,402,523
Year-to-date 2015	0	0.0	0	0.0	3	1.4	73	35.3	131	63.3	207	1,155,000	1,203,451
Markham													
October 2016	8	47.1	5	29.4	2	11.8	0	0.0	2	11.8	17	505,000	646,404
October 2015	0	0.0	0	0.0	9	26.5	7	20.6	18	52.9	34	1,155,000	1,147,371
Year-to-date 2016	22	12.9	30	17.5	43	25.1	32	18.7	44	25.7	171	760,000	892,539
Year-to-date 2015	0	0.0	67	14.0	141	29.4	170	35.5	101	21.1	479	890,000	933,553
Newmarket													
October 2016	0	0.0	15	34.9	12	27.9	6	14.0	10	23.3	43	755,000	797,215
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	0.4	69	29.4	88	37.4	51	21.7	26	11.1	235	760,000	766,800
Year-to-date 2015	1	5.3	0	0.0	12	63.2	6	31.6	0	0.0	19	-	773,543
Richmond Hill													
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,375,000	1,926,150
October 2015	0	0.0	1	8.3	3	25.0	3	25.0	5	41.7	12	835,000	1,326,442
Year-to-date 2016	0	0.0	0	0.0	37	18.6	35	17.6	127	63.8	199	1,410,000	1,680,352
Year-to-date 2015	1	0.4	18	7.8	42	18.1	59	25.4	112	48.3	232	960,000	1,223,694
Vaughan													
October 2016	0	0.0	2	2.2	7	7.5	18	19.4	66	71.0	93	1,145,000	1,217,472
October 2015	0	0.0	11	19.3	9	15.8	12	21.1	25	43.9	57	925,000	979,740
Year-to-date 2016	1	0.1	28	4.0	85	12.3	138	19.9	441	63.6	693	1,140,000	1,156,925
Year-to-date 2015	1	0.2	57	10.1	48	8.5	173	30.6	286	50.6	565	1,010,000	1,118,496
Whitchurch-Stouffville													
October 2016	0	0.0	0	0.0	11	100.0	0	0.0	0	0.0	11	735,000	733,626
October 2015	0	0.0	11	64.7	2	11.8	0	0.0	4	23.5	17	640,000	861,128
Year-to-date 2016	3	6.7	14	31.1	15	33.3	2	4.4	11	24.4	45	735,000	816,252
Year-to-date 2015	2	1.4	80	54.1	41	27.7	2	1.4	23	15.5	148	635,000	774,273

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
October 2016	20	9.7	61	29.6	91	44.2	18	8.7	16	7.8	206	680,000	715,556
October 2015	3	2.2	63	46.3	40	29.4	12	8.8	18	13.2	136	660,000	802,643
Year-to-date 2016	205	8.7	671	28.3	917	38.7	344	14.5	231	9.8	2,368	685,000	751,544
Year-to-date 2015	319	19.9	653	40.8	365	22.8	121	7.6	141	8.8	1,599	605,000	678,774
Brampton													
October 2016	20	13.0	60	39.0	50	32.5	18	11.7	6	3.9	154	647,500	670,043
October 2015	3	2.4	63	51.2	40	32.5	10	8.1	7	5.7	123	650,000	702,598
Year-to-date 2016	202	11.5	650	36.9	499	28.4	299	17.0	110	6.3	1,760	655,000	700,029
Year-to-date 2015	318	24.4	581	44.6	293	22.5	77	5.9	35	2.7	1,304	587,500	609,502
Caledon													
October 2016	0	0.0	1	2.4	41	97.6	0	0.0	0	0.0	42	685,000	690,902
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	3	0.6	21	4.5	418	89.3	10	2.1	16	3.4	468	685,000	712,681
Year-to-date 2015	1	0.6	72	45.6	70	44.3	10	6.3	5	3.2	158	650,000	665,701
Mississauga													
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,450,000	1,520,000
October 2015	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	1,490,000	1,749,215
Year-to-date 2016	0	0.0	0	0.0	0	0.0	35	25.0	105	75.0	140	1,450,000	1,529,064
Year-to-date 2015	0	0.0	0	0.0	2	1.5	34	24.8	101	73.7	137	1,250,000	1,353,195
Halton Region													
October 2016	0	0.0	10	11.2	22	24.7	22	24.7	35	39.3	89	885,000	1,273,566
October 2015	0	0.0	17	21.3	8	10.0	16	20.0	39	48.8	80	1,075,000	1,051,930
Year-to-date 2016	3	0.3	257	24.0	306	28.6	276	25.8	229	21.4	1,071	790,000	970,166
Year-to-date 2015	45	5.4	334	40.0	91	10.9	123	14.7	241	28.9	834	650,000	977,937
Burlington													
October 2016	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
October 2015	0	0.0	7	53.8	2	15.4	3	23.1	1	7.7	13	640,000	802,228
Year-to-date 2016	0	0.0	6	11.3	2	3.8	10	18.9	35	66.0	53	-	1,540,483
Year-to-date 2015	0	0.0	18	19.4	22	23.7	11	11.8	42	45.2	93	640,000	1,266,896
Halton Hills													
October 2016	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
October 2015	0	0.0	1	5.9	6	35.3	9	52.9	1	5.9	17	820,000	902,618
Year-to-date 2016	0	0.0	16	7.7	95	45.9	82	39.6	14	6.8	207	792,500	883,787
Year-to-date 2015	0	0.0	9	12.2	30	40.5	24	32.4	11	14.9	74	787,500	875,682
Milton													
October 2016	0	0.0	10	47.6	8	38.1	3	14.3	0	0.0	21	660,000	676,852
October 2015	0	0.0	9	100.0	0	0.0	0	0.0	0	0.0	9	-	582,233
Year-to-date 2016	1	0.2	233	55.9	149	35.7	26	6.2	8	1.9	417	645,000	680,402
Year-to-date 2015	41	11.1	306	82.9	5	1.4	7	1.9	10	2.7	369	520,000	575,349
Oakville													
October 2016	0	0.0	0	0.0	13	20.6	17	27.0	33	52.4	63	1,100,000	1,472,470
October 2015	0	0.0	0	0.0	0	0.0	4	9.8	37	90.2	41	1,200,000	1,296,117
Year-to-date 2016	2	0.5	2	0.5	60	15.2	158	40.1	172	43.7	394	930,000	1,287,400
Year-to-date 2015	4	1.3	1	0.3	34	11.4	81	27.2	178	59.7	298	1,110,000	1,455,849

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

October 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
October 2016	47	32.4	67	46.2	14	9.7	12	8.3	5	3.4	145	530,000	542,778
October 2015	58	26.4	95	43.2	56	25.5	11	5.0	0	0.0	220	575,000	582,778
Year-to-date 2016	486	39.0	510	40.9	179	14.4	57	4.6	15	1.2	1,247	525,000	544,077
Year-to-date 2015	610	46.1	480	36.3	176	13.3	50	3.8	6	0.5	1,322	510,000	529,224
Ajax													
October 2016	0	0.0	8	72.7	3	27.3	0	0.0	0	0.0	11	625,000	634,672
October 2015	3	4.8	14	22.2	44	69.8	2	3.2	0	0.0	63	695,000	677,445
Year-to-date 2016	4	3.5	59	52.2	50	44.2	0	0.0	0	0.0	113	625,000	628,506
Year-to-date 2015	126	33.7	123	32.9	117	31.3	8	2.1	0	0.0	374	580,000	571,097
Brock													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
October 2016	17	31.5	33	61.1	4	7.4	0	0.0	0	0.0	54	527,500	519,148
October 2015	31	79.5	6	15.4	1	2.6	1	2.6	0	0.0	39	420,000	452,456
Year-to-date 2016	152	42.7	185	52.0	11	3.1	6	1.7	2	0.6	356	505,000	511,259
Year-to-date 2015	243	72.5	73	21.8	15	4.5	4	1.2	0	0.0	335	400,000	443,707
Oshawa													
October 2016	26	48.1	25	46.3	3	5.6	0	0.0	0	0.0	54	505,000	515,944
October 2015	22	29.3	51	68.0	2	2.7	0	0.0	0	0.0	75	535,000	529,429
Year-to-date 2016	245	52.2	195	41.6	25	5.3	3	0.6	1	0.2	469	490,000	505,358
Year-to-date 2015	173	50.1	162	47.0	9	2.6	1	0.3	0	0.0	345	500,000	498,177
Pickering													
October 2016	0	0.0	0	0.0	2	33.3	4	66.7	0	0.0	6	-	828,483
October 2015	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	18	14.4	30	24.0	51	40.8	25	20.0	1	0.8	125	652,500	686,636
Year-to-date 2015	15	15.3	50	51.0	10	10.2	21	21.4	2	2.0	98	560,000	643,392
Scugog													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
October 2016	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	-	-
October 2015	1	4.3	11	47.8	7	30.4	4	17.4	0	0.0	23	650,000	671,430
Year-to-date 2016	26	56.5	13	28.3	4	8.7	3	6.5	0	0.0	46	450,000	477,943
Year-to-date 2015	17	39.5	15	34.9	7	16.3	4	9.3	0	0.0	43	650,000	603,441
Whitby													
October 2016	0	0.0	1	6.3	2	12.5	8	50.0	5	31.3	16	-	-
October 2015	1	5.9	10	58.8	2	11.8	4	23.5	0	0.0	17	590,000	646,344
Year-to-date 2016	41	29.7	28	20.3	38	27.5	20	14.5	11	8.0	138	585,000	607,280
Year-to-date 2015	36	28.3	57	44.9	18	14.2	12	9.4	4	3.1	127	550,000	608,327

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

October 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
October 2016	33	30.8	73	68.2	0	0.0	1	0.9	0	0.0	107	565,000	543,728
October 2015	14	63.6	7	31.8	1	4.5	0	0.0	0	0.0	22	487,500	487,601
Year-to-date 2016	222	28.0	472	59.6	80	10.1	16	2.0	2	0.3	792	550,000	555,207
Year-to-date 2015	361	62.2	170	29.3	40	6.9	4	0.7	5	0.9	580	470,000	496,990
Bradford West Gwillimbury													
October 2016	21	24.7	64	75.3	0	0.0	0	0.0	0	0.0	85	570,000	563,155
October 2015	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	63	18.1	274	78.7	10	2.9	1	0.3	0	0.0	348	575,000	571,585
Year-to-date 2015	118	57.0	76	36.7	7	3.4	1	0.5	5	2.4	207	485,000	525,388
Town of Mono													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	12	10.4	41	35.7	48	41.7	13	11.3	1	0.9	115	645,000	668,758
Year-to-date 2015	6	8.7	38	55.1	24	34.8	1	1.4	0	0.0	69	650,000	651,822
New Tecumseth													
October 2016	12	66.7	5	27.8	0	0.0	1	5.6	0	0.0	18	400,000	451,991
October 2015	12	66.7	5	27.8	1	5.6	0	0.0	0	0.0	18	487,500	487,601
Year-to-date 2016	143	46.7	145	47.4	16	5.2	1	0.3	1	0.3	306	500,000	497,617
Year-to-date 2015	197	76.1	54	20.8	6	2.3	2	0.8	0	0.0	259	425,000	447,904
Orangeville													
October 2016	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	4	17.4	12	52.2	6	26.1	1	4.3	0	0.0	23	-	-
Year-to-date 2015	40	88.9	2	4.4	3	6.7	0	0.0	0	0.0	45	-	418,217
Toronto CMA													
October 2016	71	9.0	200	25.2	159	20.1	95	12.0	268	33.8	793	760,000	1,023,356
October 2015	30	4.7	150	23.4	162	25.3	77	12.0	221	34.5	640	792,500	1,033,408
Year-to-date 2016	629	8.2	1,893	24.7	1,812	23.7	1,210	15.8	2,106	27.5	7,650	750,000	965,080
Year-to-date 2015	1,031	16.5	1,619	26.0	1,086	17.4	889	14.3	1,608	25.8	6,233	700,000	927,606
Oshawa CMA													
October 2016	43	34.7	59	47.6	9	7.3	8	6.5	5	4.0	124	530,000	577,952
October 2015	54	41.2	67	51.1	5	3.8	5	3.8	0	0.0	131	525,000	521,686
Year-to-date 2016	438	45.5	408	42.4	74	7.7	29	3.0	14	1.5	963	510,000	531,247
Year-to-date 2015	452	56.0	292	36.2	42	5.2	17	2.1	4	0.5	807	485,000	492,676
Greater Toronto Area													
October 2016	81	10.0	186	22.9	168	20.7	103	12.7	275	33.8	813	760,000	1,022,769
October 2015	70	9.2	217	28.5	168	22.0	85	11.2	222	29.1	762	740,000	958,487
Year-to-date 2016	845	10.7	1,835	23.3	1,808	23.0	1,233	15.7	2,153	27.3	7,874	745,000	957,455
Year-to-date 2015	1,122	17.1	1,759	26.8	1,110	16.9	913	13.9	1,649	25.2	6,553	695,000	917,511

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units**October 2016**

Submarket	Oct 2016	Oct 2015	% Change	YTD 2016	YTD 2015	% Change
Toronto City	1,850,482	2,076,760	-10.9	1,946,886	1,977,056	-1.5
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	1,629,958	1,287,500	26.6
North York	1,258,095	2,584,286	-51.3	1,999,597	2,422,407	-17.5
Scarborough	-	-	n/a	-	749,667	n/a
York	-	-	n/a	-	-	n/a
York Region	1,159,782	990,839	17.1	1,038,825	984,908	5.5
Aurora	1,443,992	1,037,301	39.2	1,042,638	920,375	13.3
East Gwillimbury	628,419	613,115	2.5	585,103	573,628	2.0
Georgina Township	581,053	570,425	1.9	554,140	479,275	15.6
King Township	1,850,891	1,110,038	66.7	1,402,523	1,203,451	16.5
Markham	646,404	1,147,371	-43.7	892,539	933,553	-4.4
Newmarket	797,215	-	n/a	766,800	773,543	-0.9
Richmond Hill	1,926,150	1,326,442	45.2	1,680,352	1,223,694	37.3
Vaughan	1,217,472	979,740	24.3	1,156,925	1,118,496	3.4
Whitchurch-Stouffville	733,626	861,128	-14.8	816,252	774,273	5.4
Peel Region	715,556	802,643	-10.9	751,544	678,774	10.7
Brampton	670,043	702,598	-4.6	700,029	609,502	14.9
Caledon	690,902	-	n/a	712,681	665,701	7.1
Mississauga	1,520,000	1,749,215	-13.1	1,529,064	1,353,195	13.0
Halton Region	1,273,566	1,051,930	21.1	970,166	977,937	-0.8
Burlington	-	802,228	n/a	1,540,483	1,266,896	21.6
Halton Hills	-	902,618	n/a	883,787	875,682	0.9
Milton	676,852	582,233	16.3	680,402	575,349	18.3
Oakville	1,472,470	1,296,117	13.6	1,287,400	1,455,849	-11.6
Durham Region	542,778	582,778	-6.9	544,077	529,224	2.8
Ajax	634,672	677,445	-6.3	628,506	571,097	10.1
Brock	-	-	n/a	-	-	n/a
Clarington	519,148	452,456	14.7	511,259	443,707	15.2
Oshawa	515,944	529,429	-2.5	505,358	498,177	1.4
Pickering	828,483	-	n/a	686,636	643,392	6.7
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	671,430	n/a	477,943	603,441	-20.8
Whitby	-	646,344	n/a	607,280	608,327	-0.2
Remainder of Toronto CMA	543,728	487,601	11.5	555,207	496,990	11.7
Bradford West Gwillimbury	563,155	-	n/a	571,585	525,388	8.8
Town of Mono	-	-	n/a	668,758	651,822	2.6
New Tecumseth	451,991	487,601	-7.3	497,617	447,904	11.1
Orangeville	-	-	n/a	-	418,217	n/a
Toronto CMA	1,023,356	1,033,408	-1.0	965,080	927,606	4.0
Oshawa CMA	577,952	521,686	10.8	531,247	492,676	7.8
Greater Toronto Area (GTA)	1,022,769	958,487	6.7	957,455	917,511	4.4

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

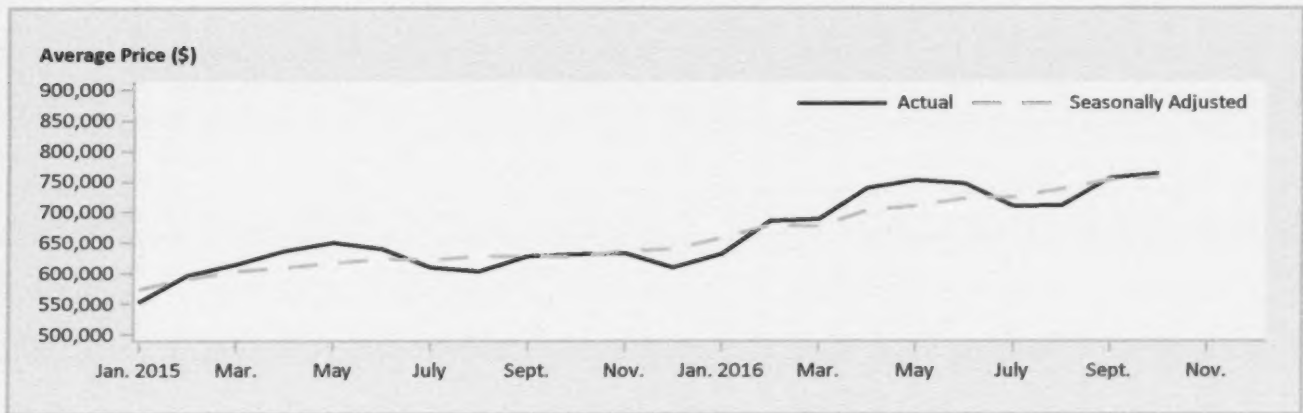


Figure 5.2a: MLS® Residential Sales for Toronto

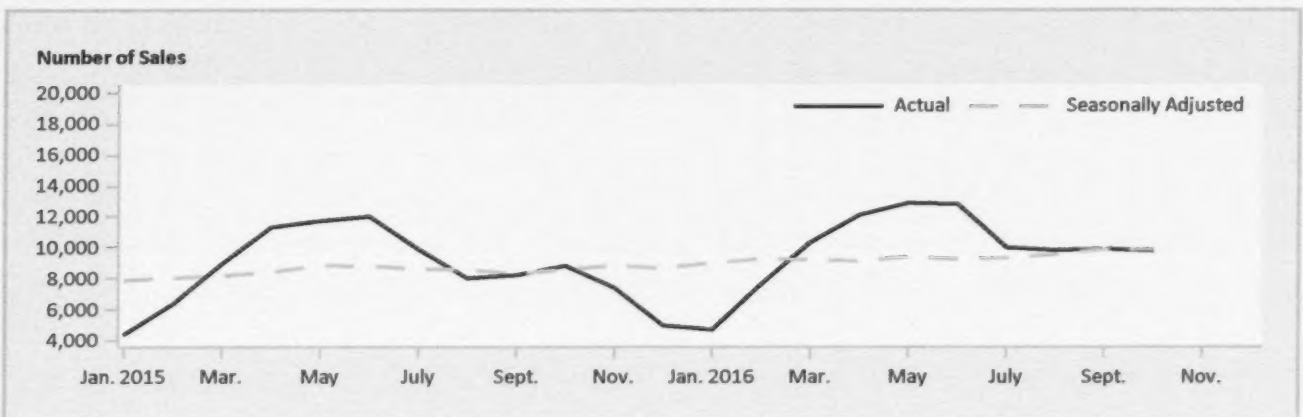
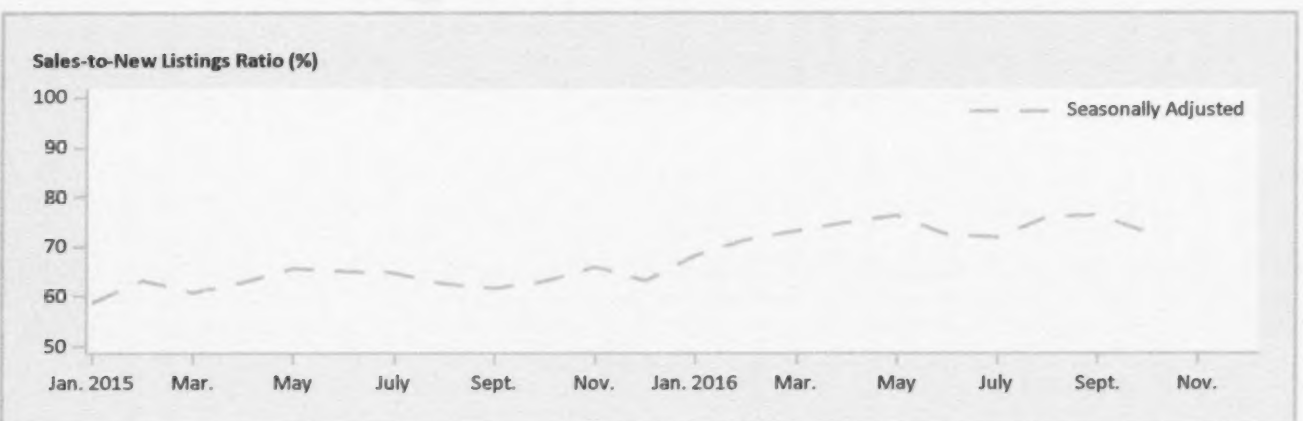


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



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Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

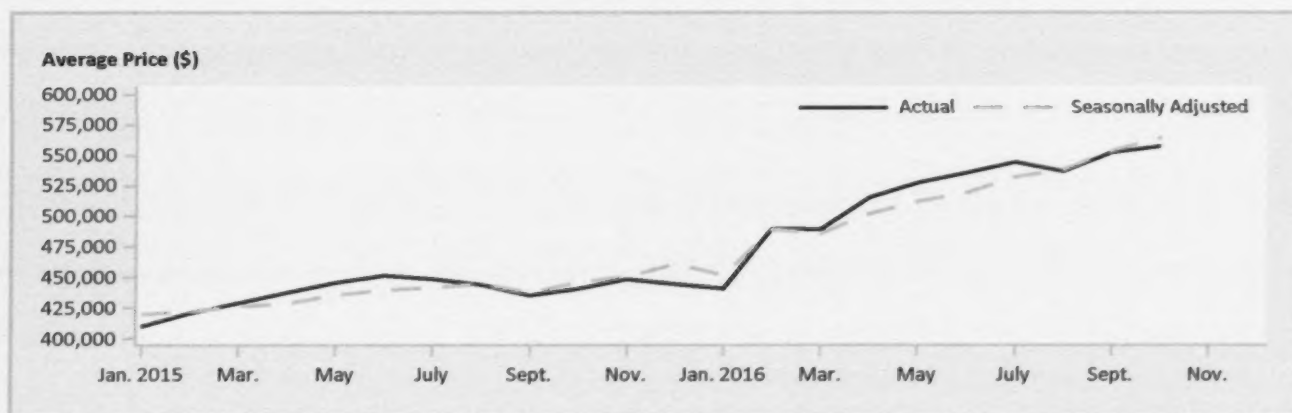


Figure 5.2b: MLS® Residential Sales for Durham Region

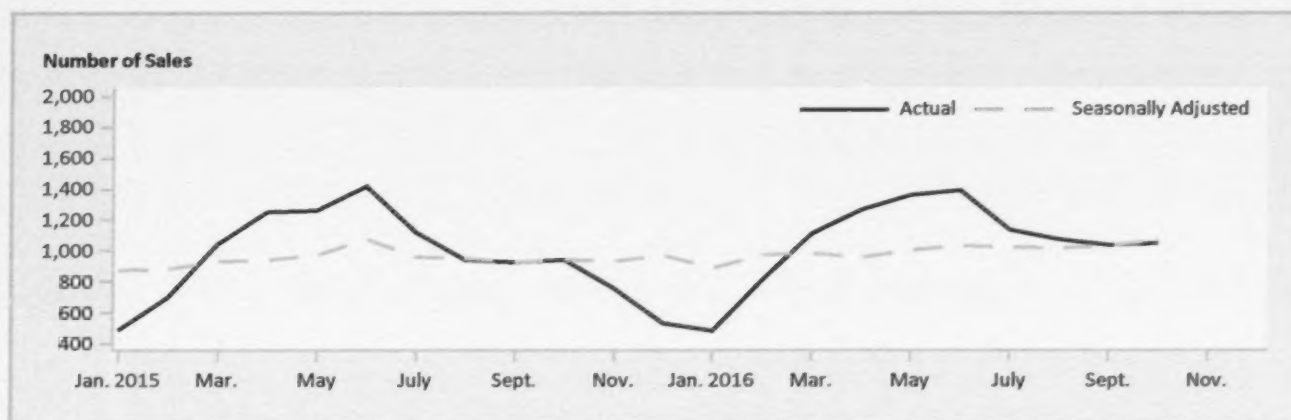
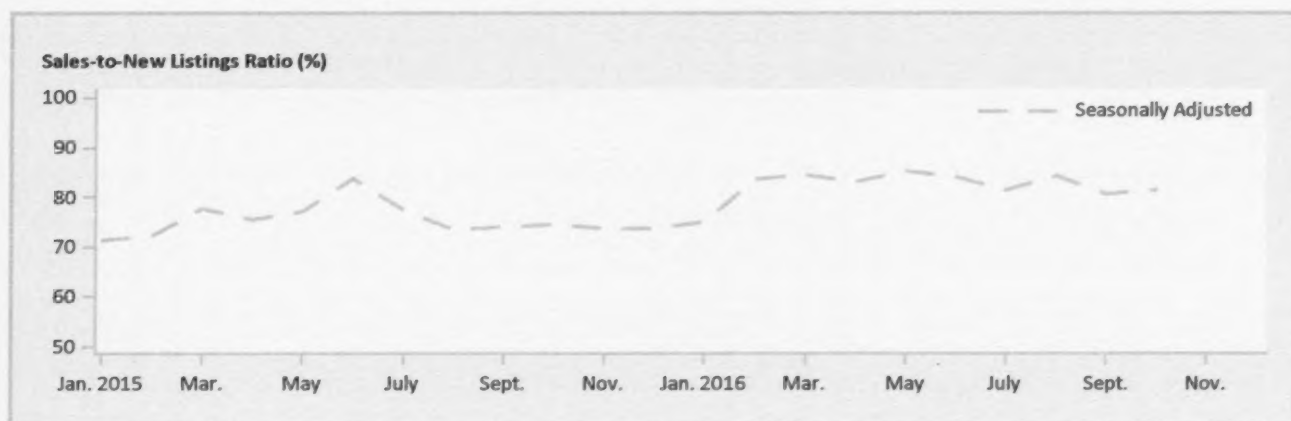


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA

October 2016

		Interest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	3,076	7.6	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,084	7.4	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,105	7.2	66.0	942
	April	561	2.89	4.64	124.5	127.7	3,122	7.2	66.2	944
	May	561	2.89	4.64	125.1	128.5	3,146	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,170	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,198	6.6	67.2	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.8	67.5	982
	September	561	2.89	4.64	127.3	129.0	3,217	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,214	7.1	67.5	989
	November	561	3.14	4.64	128.2	129.1	3,210	7.0	67.3	991
	December	561	3.14	4.64	128.4	128.7	3,219	7.0	67.3	990
2016	January	561	3.14	4.64	128.7	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	129.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	129.7	130.3	3,212	7.3	67.2	993
	April	561	3.14	4.64	130.6	130.7	3,210	7.5	67.1	996
	May	561	3.14	4.64	133.1	131.2	3,222	7.3	67.2	991
	June	561	3.14	4.64	133.7	131.5	3,238	6.7	67.0	985
	July	567	3.14	4.74	135.1	131.4	3,235	6.4	66.6	985
	August	567	3.14	4.74	136.0	131.1	3,222	6.5	66.3	989
	September	561	3.14	4.64	136.4	131.7	3,211	7.1	66.3	988
	October	561	3.14	4.64		132.0	3,205	7.1	66.1	982
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA

October 2016

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	205.6	6.9	69.3	960
	February	567	2.89	4.74	123.7	127.2	203.5	7.1	68.6	979
	March	567	2.89	4.74	124.2	127.9	200.7	7.4	67.8	1,007
	April	561	2.89	4.64	124.5	127.7	198.0	7.6	67.0	1,027
	May	561	2.89	4.64	125.1	128.5	196.7	7.7	66.5	1,025
	June	561	2.89	4.64	125.9	128.8	194.6	7.7	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.4	7.8	63.9	989
	August	561	2.89	4.64	127.1	128.7	186.4	8.0	63.0	973
	September	561	2.89	4.64	127.3	129.0	185.5	8.3	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.1	64.3	989
	November	561	3.14	4.64	128.2	129.1	195.9	7.8	65.8	1,001
	December	561	3.14	4.64	128.4	128.7	202.9	6.9	67.4	1,001
2016	January	561	3.14	4.64	128.7	129.0	207.9	6.4	68.6	996
	February	561	3.14	4.64	129.2	129.4	209.9	6.1	68.9	990
	March	561	3.14	4.64	129.7	130.3	210.9	6.1	69.1	980
	April	561	3.14	4.64	130.6	130.7	211.7	6.0	69.2	970
	May	561	3.14	4.64	133.1	131.2	213.3	5.6	69.3	963
	June	561	3.14	4.64	133.7	131.5	212.5	6.4	69.6	964
	July	567	3.14	4.74	135.1	131.4	212.5	6.4	69.5	962
	August	567	3.14	4.74	136.0	131.1	213.4	6.9	70.1	963
	September	561	3.14	4.64	136.4	131.7	215.2	6.3	70.0	971
	October	561	3.14	4.64		132.0	215.6	6.0	69.8	980
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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